FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Anthony Hepburn
DOCKET NO.: 06-21185.001-R-1
PARCEL NO.: 16-06-404-019-0000

The parties of record before the Property Tax Appeal Board are Anthony Hepburn, the appellant, by attorney Christopher G. Walsh, Jr. in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds ***a reduction*** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	$ 8,549
IMPR.:	$ 43,063
TOTAL:	$ 51,612

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 8,550 square foot parcel improved with an 85-year-old, two-story, single-family dwelling of stucco construction containing 2,362 square feet of living area and located in Oak Park Township, Cook County. Features of the residence include two and one-half bathrooms, a full-unfinished basement, a fireplace and a two-car detached garage.

The appellant, through counsel, submitted evidence before the Property Tax Appeal Board claiming that the subject's fair market value is not accurately reflected in its assessment. In support of this argument, the appellant's evidence disclosed that the subject was purchased in June 2006 for a price of $510,000; the sale was not a transfer between family or related corporations, the subject was sold by Owner and the sale was an arm's length transaction. In addition, the appellant submitted a copy of the subject's real estate transfer declaration. Based upon this information, the appellant requested an assessment reflective of a fair market value for the subject of $510,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final total assessment of $61,529 was disclosed. The subject's assessment reflects a fair market value of $607,994 when applying the 2006 three-year median level of assessments of 10.12% for Cook County class 2 properties as determined by the Illinois Department of Revenue. In support of the assessment the board submitted property characteristic printouts and descriptive data on two properties suggested as comparable to the subject. The suggested comparables are improved with two-story, 83 or 102-year-old, single-family dwellings of stucco construction with the same neighborhood code as the subject. The improvements contain 2,466 and 2,580 square feet of living area. The comparables contain two and one-half bathrooms, a full-unfinished basement and a two-car detached garage. One comparable has central air-conditioning and one comparable has a fireplace. The improvement assessments are $23.57 and $23.49 per square foot of living area, respectively. The board's evidence disclosed that the subject sold in June 2006 for a price of $510,000. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds it has jurisdiction over the parties and the subject matter of this appeal.

When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist, 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd Dist. 2000). Proof of market value may consist of an appraisal, a recent arms-length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. (86 Ill.Adm.Code §1910.65(c)) Having reviewed the record and considering the evidence, the Board finds the appellant has met this burden.

The Board finds the subject's sale in June 2006 to be the best evidence of market value in the record. The appellant's evidence disclosed that the subject was purchased in June 2006 for a price of $510,000, the sale was not a transfer between family or related corporations, the subject was sold by Owner and the sale was an arm's length transaction. In addition, the appellant submitted a copy of the subject's real estate transfer declaration. The Board also finds the board of review failed to present any evidence to refute the arm's length nature of the sale. Moreover, the board of review's evidence neglects to address the appellant's market value argument besides noting the subject's sale.
Therefore, the Property Tax Appeal Board finds that the subject had a market value of $510,000 as of January 1, 2006. The Board further finds that the 2006 Illinois Department of Revenue's three-year median level of assessments of 10.12% for Class 2 property shall apply and a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.

Chairman

Member

Member

Member

Member

DISSENTING:

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 21, 2011

Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board’s decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.