

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Yuji Suzuki
DOCKET NO.: 06-24315.001-R-1
PARCEL NO.: 25-18-404-032-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Yuji Suzuki, the appellant, by the NY NY Condo Inc. of New York the Cook County Board of Review (board).

The subject property consists of a vacant lot containing 44,114 square feet of land area located in Lake Township, Cook County. The subject is classified as a class 2-41 property which is a vacant parcel that is adjacent to and under the same ownership of a residential property. The appellant's representative argued that the fair market value of the subject is not accurately reflected in its assessed value as the basis for this appeal.

The appellant submitted a copy of a survey that includes the subject, a residence and other vacant parcels. The evidence includes an appraisal dated December 29, 2003 of a residential property, which includes the subject that estimates the property's value to be \$735,000. The evidence also includes a settlement statement dated June 24, 2004 for the property, identified by the survey and the appraisal, disclosing a sale price of \$735,000. The appellant did not identify any other parcels. On the basis of this evidence, the appellant requested an assessment reduction.

The board of review submitted "Board of Review Notes on Appeal" wherein the subject's assessment of \$21,668 was presented. In addition, assessment data and a description of the subject property was submitted. The board offered no other evidence into the record. As a result of this analysis, 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 that it has jurisdiction over only one of multiple parcels.

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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: \$21,668
IMPR.: \$ -0-
TOTAL: \$21,668

Subject only to the State multiplier as applicable.

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When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. *Property Tax Appeal Board Rule 1910.63(e)*. Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. *Property Tax Appeal Board Rule 1910.65(c)*.

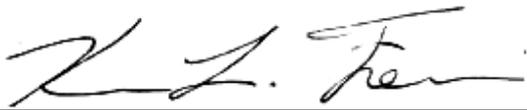
The PTAB finds, as regard parcel 25-18-404-032, no specific evidence was submitted by the appellant or by the board sufficient enough to effect a change in the subject's current assessment. The Property Tax Appeal Board has jurisdiction over parcel 25-28-404-032 because the appellant fulfilled the requirement to obtain an assessment appeal result from the Cook County Board of Review. The appellant did not file the other parcels before the Board of Review thus rendering the Property Tax Appeal Board without jurisdiction over these missing parcels.

Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no 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: August 14, 2008



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.