

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Katherine Ivers
DOCKET NO.: 06-29099.001-R-1
PARCEL NO.: 14-33-127-012-1006
TOWNSHIP: North Chicago

The parties of record before the Property Tax Appeal Board are Katherine Ivers, the appellant, and the Cook County Board of Review.

The subject property consists of a residential condominium unit with a 16.65% ownership interest in a six-unit, three-story, 103-year-old, residential condo building located in North Chicago Township, Cook County.

The appellant submitted evidence before the Property Tax Appeal Board arguing that the subject's fair market value is not accurately reflected in its assessment. In support of this argument, the appellant disclosed that the subject was purchased in May 2006 for a price of \$378,750; the sale was not a transfer between family or related corporations; the subject was sold by Realtor, advertised for sale with a multiple listing service, and the seller's mortgage was not assumed. In addition, the appellant submitted a copy of the subject's settlement statement. Based upon this information, the appellant requested an assessment reflective of a fair market value for the subject of \$378,750.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$42,717 was disclosed. The assessment reflects a total market value of \$422,105 for the subject, when the 2006 Illinois Department of Revenue's three-year median level of assessments of 10.12% for Class 2 property, such as the subject, is applied. The board also presented the methodology used to estimate the subject's fair market value. The board of review's evidence revealed that between 2003 and 2006 one unit within the subject's building sold. Total consideration for this sale was \$433,750 and from that amount \$4,000 was deducted for personal property. The board

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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: \$ 7,325
IMPR.: \$ 31,005
TOTAL: \$ 38,330

Subject only to the State multiplier as applicable.

estimated the total market value of the condominium building using the adjusted sales price and the percentage of interest of the unit which sold, or 16.75%, to conclude a total value for the building of \$2,565,671. Multiplying this amount by 10% reflected the total assessed valuation for the subject building, or \$256,568 and multiplying this amount by the subject's percentage of ownership of 16.65% suggested an assessed valuation for the subject unit of \$42,718. 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 satisfied this burden.

The appellant disclosed that the subject was purchased in May 2006 for a price of \$378,750; the sale was not a transfer between family or related corporations; the subject was sold by Realtor, advertised for sale with a multiple listing service, and the seller's mortgage was not assumed. In addition, the appellant provided a copy of the subject's settlement statement. The Board finds the subject's May 2006 sale for \$378,750 to be the best evidence of market value contained in the record. The Board further 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 for a single unit. The appellant in this case is a single sale of one unit; therefore, the Board gives less weight to the board's market analysis.

Therefore, the Property Tax Appeal Board finds that the subject had a market value of \$378,750 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.

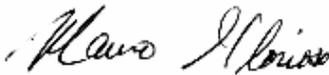
This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



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 23, 2009



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.