



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Larry Scanlon
DOCKET NO.: 06-31657.001-C-1
PARCEL NO.: 08-31-400-062-1008

The parties of record before the Property Tax Appeal Board are Larry Scanlon, the appellant, 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: \$10,632
IMPR.: \$31,268
TOTAL: \$41,900

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a five-year old industrial condominium unit with approximately 1,500 square feet of building area. The subject unit is part of a one-story masonry constructed industrial condominium building containing eight units. The building is located on a 42,960 square foot parcel in Elk Grove Village, Elk Grove Township, Cook County.

The appellant contends both assessment inequity and overvaluation as the bases of the appeal. In support of these arguments the appellant submitted portions of an appraisal estimating the entire industrial condominium building had a market value of \$1,040,000 or \$130,000 per unit as of January 1, 2007. The appellant also submitted two comparables improved with one-story units each with approximately 1,500 square feet of building area. Each of the units is 3 years old and is of brick construction. Each of these comparables has a total assessment of \$42,396 and an improvement assessment of \$33,777 or \$22.52 per square foot of building area. The appellant indicated the subject has a total assessment of \$52,720, which reflects a market value of \$146,444

when using the 36% level of assessments for class 5B industrial property under the Cook County Real Property Assessment Classification Ordinance, and an improvement assessment of \$42,088 or \$28.06 per square foot of building area.

The appellant also indicated that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 05-26838.001-C-1. In that appeal the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$41,900 based on the evidence submitted by the parties. Based on this record the appellant requested the subject's assessment be reduced to \$41,900.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellant in this appeal submitted evidence in support of the contention that the subject property was not accurately assessed. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board (86 Ill. Adm. Code 1910.40(a)). The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property to reflect the Board's prior year's decision.

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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

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: February 23, 2010

Allen Castrovillari

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.