



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

APPELLANT: Thomas Duffy  
DOCKET NO.: 07-24641.001-R-1  
PARCEL NO.: 04-16-406-018-0000

The parties of record before the Property Tax Appeal Board are Thomas Duffy, the appellant(s), by attorney Eugene P. Griffin, of Eugene L. Griffin & Associates, Ltd. 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:** \$24,556  
**IMPR.:** \$35,684  
**TOTAL:** \$60,240

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 21,925 square foot parcel of land improved with an 41-year old, two-story, frame, single-family dwelling containing 2,788 square feet of living area, two and one-half baths, and a partial basement. The appellant, via counsel, argued that the fair market value of the subject was not accurately reflected in its assessed value.

In support of the market value argument, the appellant submitted an appraisal undertaken by Steven P. Spychalski with Metropolitan Valuation Services, Inc. The report indicates Spychalski is a State of Illinois certified general appraiser. The appraiser indicated the subject has an estimated market value of \$600,000 as of January 1, 2007. The appraisal report utilized the sales comparison approach to value to estimate the market value for the subject property.

The appraisal described the subject property as a two-story, single-family residence containing 2,788 square feet of living

area. The appraisal indicated the subject's highest and best use is its present use.

Under the sales comparison approach, the appraiser analyzed the sales of five properties located within the subject's market. The properties are described as one or two-story, single-family dwellings containing between 2,527 and 3,930 square feet of living area. The properties sold from November 2005 to November 2006 for prices ranging from \$530,000 to \$657,500, including land. The appraiser adjusted each of the comparables for pertinent factors. Based on the similarities and difference of the comparables when compared to the subject, the appraiser estimated a value for the subject as of January 1, 2007 under the sales comparison approach of \$55.00 per square foot of building area or \$600,000, rounded.

The board of review submitted its "Board of Review Notes on Appeal." The subject's final assessment of \$74,177 reflects a fair market value of \$738,815 when the Illinois Department of Revenue's 2007 three year median level of assessments of 10.04% is applied. In support of the subject's assessment, the board of review submitted descriptions and assessment information on a total of four properties suggested as comparable and located within the subject's neighborhood. The properties are described as two-story, frame, single-family dwellings. The properties range: in age from 34 to 39 years; in size from 2,711 to 3,017 square feet of living area; and in improvement assessments from \$18.42 to \$18.85 per square foot of living area. Based on this evidence, 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 the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is warranted.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). 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. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the PTAB concludes that the evidence indicates a reduction is warranted.

In determining the fair market value of the subject property, the PTAB finds the best evidence to be the appellant's appraisal. The appellant's appraiser utilized the sales comparison approach to value in determining the subject's market value. The PTAB finds this appraisal to be persuasive for the appraiser: has experience in appraising; personally inspected the subject property and

reviewed the property's history; and used similar properties in the sales comparison approach while providing sufficient detail regarding each sale as well as adjustments that were necessary. The PTAB gives little weight to the board of review's evidence as information was raw sales data with no adjustments.

Therefore, the PTAB finds the subject had a market value of \$600,000 for the 2007 assessment year. Since the market value of this parcel has been established, the Illinois Department of Revenue's 2007 three-year median level of assessment of 10.04% will apply. In applying this level of assessment to the subject, the subject's current total assessed value is above this value 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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*J. R.*

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: September 21, 2012

*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.