



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

APPELLANT: Greg Janson
DOCKET NO.: 07-25361.001-R-1
PARCEL NO.: 03-30-319-016-0000

The parties of record before the Property Tax Appeal Board are Greg Janson, 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: \$ 6,864
IMPR: \$ 24,260
TOTAL: \$ 31,124

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 7,800 square foot parcel improved with a 45-year-old, two-story, single-family dwelling of frame and masonry construction containing 2,733 square feet of living area and located in Wheeling Township, Cook County. Features of the residence include two and one-half bathrooms, a full-finished basement, central air-conditioning, a fireplace and a two and one-half car attached garage,

The appellant submitted evidence before the Property Tax Appeal Board claiming the subject's 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 March 2008 for a price of \$310,000; 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 closing statement. Based upon this information, the appellant requested an assessment reflective of a fair market value for the subject of \$310,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$56,057 was disclosed. The assessment reflects a total market value of \$558,337 for the subject, when the 2007 Illinois Department of Revenue's three-year median level of assessments of 10.04% for Class 2 property, such as the subject, is applied. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, single-family dwellings of frame and masonry construction with the same neighborhood code as the subject. The improvements range in size from 2,520 to 2,773 square feet of living area and range in age from 36 to 45 years old. The comparables contain two and one-half bathrooms, a full-finished or unfinished basement and a two-car or three-car attached garage. Three comparables have central air-conditioning and three comparables have a fireplace. The improvement assessments range from \$18.52 to \$19.88 per square foot of living area. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a one-page letter reiterating the appellant's contention that the subject's sale was an arm's length transaction in that it sold by realtor, was advertised for sale and the appellant had no relationship with the seller.

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 contends the market value of the subject property is not accurately reflected in its assessed valuation. 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 considered the evidence, the Board finds the appellant has satisfied this burden and a reduction is warranted.

The Board finds the subject's sale in March 2008 to be the best evidence of market value in the record. The appellant's evidence disclosed that the subject was purchased in March 2008 for a price of \$310,000; 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 closing statement. 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 fails to address the appellant's market value argument.

Therefore, the Property Tax Appeal Board finds that the subject had a market value of \$310,000 as of January 1, 2007. The Board further finds that the 2007 Illinois Department of Revenue's three-year median level of assessments of 10.04% 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.

Ronald R. Cuit

Chairman

Frank J. Huff

Member

Member

Mario M. Louie

Shawn P. Lerbis

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: September 23, 2011

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.