



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

APPELLANT: Anna Wysocka
DOCKET NO.: 07-25435.001-R-1
PARCEL NO.: 13-16-408-016-0000

The parties of record before the Property Tax Appeal Board are Anna Wysocka, 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: \$ 8,249
IMPR: \$ 25,887
TOTAL: \$ 34,136

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 3,750 square foot parcel improved with a 93-year-old, two-story, multi-family dwelling of masonry construction containing 2,328 square feet of living area and located in Jefferson Township, Cook County. Features of the residence include two full bathrooms, a full-unfinished basement and a two-car detached garage.

The appellant submitted evidence before the Property Tax Appeal Board arguing overvaluation as the basis of the appeal. In support of this argument, the appellant's evidence disclosed that the subject was purchased in June 2006 for a price of \$340,000; the sale was not a transfer between family or related corporations; the subject was sold by Owner, and the seller's mortgage was assumed. In addition, the appellant submitted a copy of the subject's settlement statement.

The appellant's evidence disclosed that the appellant assumed the seller's mortgage in the amount of \$312,754. The appellant's evidence also disclosed the sale price was based on the extremely poor condition of the subject property. Based upon this

information, the appellant requested an assessment reflective of a fair market value for the subject of \$340,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$44,309 was disclosed. The assessment reflects a total market value of \$441,325 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 three properties suggested as comparable to the subject. The suggested comparables are improved with two-story, multi-family dwellings of masonry construction located within the same survey block as the subject. The improvements range in size from 2,376 to 2,400 square feet of living area and range in age from 93 to 94 years old. The comparables contain two full bathrooms, a full-unfinished basement and a two-car detached garage. The improvement assessments range from \$15.62 to \$15.78 per square foot of living area. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

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's evidence disclosed that the subject was purchased in June 2006 for a price of \$340,000; the sale was not a transfer between family or related corporations; the subject was sold by Owner, and the seller's mortgage was assumed. In addition, the appellant submitted a copy of the subject's settlement 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 neglects to address the appellant's market value argument.

Therefore, the Board finds that the subject had a market value of \$340,000 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

K. L. Fern

Member

Frank A. Huff

Member

Mario M. Louie

Member

Shawn R. Lerski

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: October 22, 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.