



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

APPELLANT: Andre Hunter
DOCKET NO.: 07-25909.001-C-1 through 07-25909.006-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Andre Hunter, the appellant(s), by attorney Thomas J. Thorson in Oak Park, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-25909.001-C-1	10-27-316-015-0000	15,317	30,284	\$ 45,601
07-25909.002-C-1	10-27-316-016-0000	10,972	30,284	\$ 41,256
07-25909.003-C-1	10-27-316-017-0000	10,972	30,284	\$ 41,256
07-25909.004-C-1	10-27-316-018-0000	10,972	30,284	\$ 41,256
07-25909.005-C-1	10-27-316-019-0000	10,972	30,284	\$ 41,256
07-25909.006-C-1	10-27-316-028-0000	44,783	1,092	\$ 45,875

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 26,063 square feet of land that is improved with a 51 year old, masonry, commercial office building with 8,560 square feet of building area. The appellant, via counsel, argued that the subject's market value was not accurately reflected in its assessment.

In support of the market value argument, the appellant submitted an appraisal undertaken by Richard J. Layman and Brian T. McNamara of Brian T. McNamara & Associates, Ltd. The report states that Mr. Layman is a licensed State of Illinois Certified Residential Real Estate Appraiser, while Mr. McNamara is licensed as a State of Illinois Certified General Real Estate Appraiser. The appraisers stated that the subject had an estimated market value of \$675,000 as of January 1, 2006. The appraisal report utilized the income approach to value and the sales comparison approach to value to estimate the market value for the subject property. The appraisal states that Mr. Layman and Mr. McNamara both personally inspected the subject, and that the subject's highest and best use as improved is its current use.

Under the income approach to value, the appraisers analyzed the rents of three suggested comparable nearby buildings to estimate a potential gross income of \$102,720, or \$12.00 per square foot of building area. Expenses were estimated to be \$2,054, and vacancy and collection losses were estimated to be 20.00%, for a net operating income of \$80,000, rounded. A capitalization rate of 12.00% was utilized to estimate a value under the income approach of \$665,000, rounded.

Under the sales comparison approach, the appraisers analyzed the sales of seven suggested comparables, which are described as one-story to five-story, masonry, commercial office buildings that range in age from 4 to 96 years old, and in size from 2,485 to 56,558 square feet of building area. The sales comparables are all office-type buildings. These sales comparables sold from September 2006 to January 2007 for prices ranging from \$145,000 to \$2,602,500, or from \$42.43 to \$82.94 per square foot of building area, including land. The appraisers adjusted each of the comparables for pertinent factors. Based on the similarities and differences of the comparables when compared to the subject, the appraisers estimated a value for the subject under the sales comparison approach of \$690,000.

The appraisers gave the sales comparison approach primary consideration, and the income approach secondary consideration in valuing the subject. Thus, the appraisers concluded that the subject's appraised value was \$675,000 as of January 1, 2006. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Cook County Board of Review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$294,115 was disclosed. The subject's final assessment yields a fair market value of \$773,987 when the 38% assessment level for class 5-17 property under the Cook County Classification of Real Property Ordinance is applied. In support of the subject's assessment, the board of review submitted property characteristic printouts for two of the property identification numbers that constitute the subject, and raw sales data for five commercial office properties located within five miles of the subject. The sales data was collected from the CoStar Comps service, and the CoStar Comps sheets state that the research was licensed to the assessor's office. However, the board of review included a memorandum which states that the submission of these comparables is not intended to be an appraisal or an estimate of value, and should not be construed as such. The memorandum further stated that the information provided was collected from various sources, and was assumed to be factual, accurate, and reliable; but that the information had not been verified, and that the board of review did not warrant its accuracy.

The suggested comparables contained commercial office buildings that range in age from 42 to 79 years old, and in size from 7,600 to 12,000 square feet of building area. However, the age for Comparable #4 was not disclosed. The properties sold from March

2005 to August 2008 in an unadjusted range from \$1,000,000 to \$2,500,000, or from \$112.51 to \$259.87 per square foot of building area, land included. The printouts also indicate that no real estate brokers were used in Comparables #1 and #3. Furthermore, the property in Comparable #2 was not listed on the open market, as the buyer approached the seller directly.

The board of review also submitted a printout from the Cook County Recorder of Deeds' website, showing that the subject was sold in March 2000 for \$777,500. Also in support of the sale, the board of review submitted a warranty deed dated March 21, 2000, which conveyed the subject to Dependable, LLC. The warranty deed includes \$777.50 worth of State of Illinois Real Estate Transfer Tax Stamps. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant's attorney, Thomas J. Thorson, reaffirmed the evidence previously submitted. Mr. Thorson then offered a rent roll and printouts from the board of review's website showing the subject's assessments for 2007 through 2011. The Property Tax Appeal Board (the "Board") accepted these documents into evidence without objection from the Cook County Board of Review Analyst, Colin Brady. Mr. Brady then rested on the evidence previously submitted.

After reviewing the record and considering the evidence, the Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). 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. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code. § 1910.65(c). Having considered the evidence presented, the Board finds that a reduction is warranted.

In determining the fair market value of the subject property, the Board finds the best evidence to be the appraisal submitted by the appellant. The appraisers utilized the income approach to value and the sales comparison approach to value in determining the subject's market value. The Board finds this appraisal persuasive because the appraisers have experience in appraising, personally inspected the subject, and used similar properties in the sales comparison approach while providing adjustments that were necessary. The Board gives little weight to the board of review's comparables as the information provided was unadjusted

raw sales data, and was admittedly not intended to be an estimate of value. Additionally, the Board gives no weight to the evidence submitted by the board of review showing that the subject was sold in March 2000. The Board finds that this sale is too remote in time to be an accurate indicator of the subject's fair cash value as of January 1, 2007.

Therefore, the Board finds the subject had a market value of \$675,000 for tax year 2007. Since market value has been determined, the Cook County Real Property Classification Ordinance as in effect for tax year 2007 shall apply. The subject is classified as a class 5-17 property. Therefore, the applicable assessment is 38% of the subject's fair market value, which equates to \$256,500. The subject's current total assessed value is higher than this value, and, therefore, the Board finds 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 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: January 31, 2013

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.