



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

APPELLANT: Martin Perry  
DOCKET NO.: 07-28786.001-R-1  
PARCEL NO.: 14-32-204-030-0000

The parties of record before the Property Tax Appeal Board are Martin Perry, the appellant(s), by attorney James E. Doherty, of Thomas M. Tully & Associates in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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:** \$19,209  
**IMPR.:** \$78,134  
**TOTAL:** \$97,343

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 2,320 square feet of land and is improved with an 82 year old, three-story, masonry townhouse style dwelling with 3,004 square feet of living area. The subject includes three and one-half baths, a full unfinished basement, and a fireplace.

The appellant, via counsel, argued that the market value of the subject property is not accurately reflected in its assessed value. In support of this overvaluation argument, the appellant submitted descriptions and sales information on two properties suggested as comparable and located on the same block as the subject. The properties are described as three-story, 82 year old, masonry townhouse style dwellings containing 3,108 square feet of living area. One of the dwellings has three and one-half baths, while the other has two and one-half baths. Both dwellings have a full unfinished basement. The appellant submitted copies of the deeds that were filed with the Cook County Recorder of Deeds describing the transfer of the two comparables. The State of Illinois Real Estate Transfer Tax Stamps are affixed to both deeds. The first tax stamp states that Comparable #1 sold in January 2007, and a state tax of \$775 was imposed. The second tax stamp states that Comparable #2 sold in April 2007, and a state tax of \$800 was imposed. Based on

this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$97,343 was disclosed. This assessment yields a market value of \$969,552 for the subject, using the 2007 Illinois Department of Revenue three-year median level of assessment for class 2 property of 10.04%. This market value equates to \$322.75 per square foot of living area for the subject.

In support of the subject's assessment, the board of review submitted descriptions and assessment information for four properties located on the same block as the subject. These properties are described as three-story, masonry, townhouse style dwellings, which are all 82 years old, and contain from 2,892 to 2,907 square feet of living area. The dwellings all have a full unfinished basement, three and one-half baths, and a fireplace. These properties have improvement assessments ranging from \$28.40 to \$28.49 per square foot of living area. The board of review did not submit any sales information regarding these properties.

The board of review also submitted a list of sales of properties located within the subject's neighborhood. This list included the PIN, deed number, the date of the sale, and the sale price for twelve properties. No further information was provided regarding these properties. Based on this evidence, the board 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. 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, 331 Ill.App.3d 1038 (3d Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2d 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 Board concludes that the evidence indicates a reduction is not warranted.

The Board finds that the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued. The only evidence submitted by the appellant to support the overvaluation argument were two sales comparables. The Board cannot determine a range for the market in the subject's area without a sufficient number of comparables, and therefore, cannot determine whether the subject's market value is within that range. That is the reason the Board directs the appellant to "Provide at least three comparables," on the appeal form when appealing the board of review's decision based on recent

comparable sales. Therefore, the Board finds that the subject is not overvalued, and that a reduction is not 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: June 22, 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.