



D E C I S I O N O N R E M A N D
FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Thomas E. Kiehl
DOCKET NO.: 07-29525.001-R-1
PARCEL NO.: 02-16-419-010-0000

The parties of record before the Property Tax Appeal Board are Thomas E. Kiehl, the appellant(s), by attorney Patrick J. Cullerton, of Thompson Coburn LLP 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: \$10,685
IMPR.: \$47,045
TOTAL: \$57,730

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 10,275 square foot parcel of land improved with a 15-year old, two-story, frame, single-family dwelling containing 3,205 square feet of living area, two and one-half baths, air conditioning, a fireplace, and a full, unfinished basement. The property is located in Palatine Township, Cook County and is a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and inequity as the bases of the appeal.

Procedurally, the Board rendered an initial decision in this matter based upon only the equity evidence on May 24, 2013. Upon receipt of the Board's initial decision, the appellant filed a Complaint in Administrative Review in the Circuit Court of Cook County, #13-COPT-000004.

Pursuant to the Circuit Court's Order, this matter was remanded to the Board on the appellant's motion and without objection from the Board.

In support of the market value argument the appellant submitted an appraisal estimating the subject property had a market value of \$575,000 as of January 1, 2007. In support of the equity argument, the appellant submitted data on five suggested comparables. The properties range: in age from 3 to 17 years; in size from 3,294 to 3,760 square feet of living area; and in improvement assessments from \$13.65 to \$16.25 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,491 with an improvement assessment of \$54,806 or \$17.10 per square foot of living area. The subject's total assessment reflects a market value of \$652,301 using the Illinois Department of Revenue's 2007 three-year median level of assessment of 10.04% for class 2 properties.

In support of its contention of the correct assessment the board of review submitted four equity comparables. The properties range: in age from 16 to 19 years; in size from 3,176 to 3,205 square feet of living area; and in improvement assessments from \$17.20 to \$17.92 per square foot of living area.

Conclusion of Law

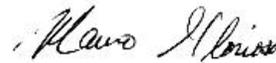
The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment

reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$575,000 as of the assessment date at issue. 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% for Cook County Class 2 properties will apply. In applying this level of assessment to the subject, the total assessed value is \$57,730 while the subject's current total assessed value is above this amount. Therefore, the Board finds that a reduction is warranted. Once this reduction is applied, the Board further finds the subject is equitably assessed.

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.

Chairman



Member

Member



Member

Acting Member



Acting 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: November 20, 2015



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.