



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

APPELLANT: Dorothy Kaji  
DOCKET NO.: 07-30386.001-R-1  
PARCEL NO.: 17-06-322-025-0000

The parties of record before the Property Tax Appeal Board are Dorothy Kaji, the appellant, by attorney Scott Shudnow of Shudnow & Shudnow, Ltd. 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: \$13,300  
IMPR.: \$24,852  
TOTAL: \$38,152**

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of masonry construction containing 3,683 square feet of living area. The dwelling is 89 years old. Features of the home include a full unfinished basement.

The appellant submitted evidence to the Property Tax Appeal Board claiming overvaluation in the assessment process. In support of the overvaluation argument, the appellant submitted an appraisal of the subject property with an effective date of January 1, 2007. The appraiser used the comparable sales approach in concluding a value for the subject of \$380,000. The appellant submitted the final decision issued by the Cook County Board of Review establishing a total assessment for the subject of \$64,782, which reflects a market value of approximately \$645,239 using the Cook County Class 2 residential median level of assessment for 2007 of 10.04%. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

In the sales comparison approach to value the appraiser utilized three comparable sales that sold from March 2005 through March 2006, for prices that ranged from \$340,000 to \$495,000, or from \$101.60 to \$145.60 per square foot including land. The

comparables are described as 2-story buildings that are 104 or 115 years old. The comparable buildings range in size from 3,124 to 4,872 square feet of living area. Two comparables have full unfinished basements and one comparable has a partial unfinished basement. One comparable has a 1-car garage and one comparable has 2 lot spaces for parking. After making adjustments to the properties, the appraiser estimated the subject's market value to be \$380,000.

In the cost approach to value, the appraiser utilized the Marshall and Swift valuation service and determined the reproduction cost new for the subject improvements were \$328,708. Depreciation of \$8,938 was subtracted from this figure, resulting in a depreciated cost new of \$319,770. Land value of \$80,000 was added to the depreciated cost new, resulting in a value for the subject by the cost approach of \$399,770.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story masonry dwellings that are 92 or 95 years old. The dwellings range in size from 3,224 to 3,462 square feet of living area. Each comparable has a full unfinished basement. Two comparables have a 2-car garage. Based on this evidence, the board of review 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. The Board further finds a reduction in the subject's assessment is warranted.

The appellant contends the market value of the subject property is not accurately reflected in its 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 (3<sup>rd</sup> Dist. 2002). The Board finds the appellant has met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant argued the subject's assessment was not reflective of its fair market value based on the appraisal of the subject as this is the best indication of the fair market value as of January 1, 2007. The board of review submitted an equity analysis of four suggested comparables to demonstrate the subject was being uniformly assessed. The Board finds the equity analysis fails to address the market value argument raised by the appellant. The Board gave significant weight to the appraisal of the subject property.

Based on this record, the Board finds the best evidence of the subject's fair market value is the appraisal on January 1, 2007 of the subject property for \$380,000. The subject's assessment reflects an estimated market value of \$645,239, which is

considerably higher than the market value. Therefore, a reduction in the subject's assessment is warranted. Since fair market value has been established, the 2007 three year median level of assessments for Cook County Real Property Assessment Classification ordinance for Class 2 residential property of 10.04% shall apply.

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

*Shawn R. Lerbis*

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: March 18, 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.