



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

APPELLANT: Julie Donzelli
DOCKET NO.: 07-30561.001-R-1 through 07-30561.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Julie Donzelli, the appellant, by attorney Christopher G. Walsh Jr. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-30561.001-R-1	03-33-105-016-0000	7,726	46,436	\$54,162
07-30561.002-R-1	03-33-105-026-0000	2,690	0	\$2,690

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame and masonry construction containing 1,957 square feet of living area. The dwelling is 59 years old. Features of the home include a full basement finished with a recreation room, central air conditioning and two fireplaces.

The appellant's appeal is based on overvaluation. In support of the overvaluation argument the appellant submitted a Transfer Tax Declaration form dated April 22, 2006 that disclosed a sales price of \$429,000. The appellant submitted the final decision issued by the Cook County Board of Review establishing a total assessment for the subject of \$56,852 which reflects a market value of \$566,255 or \$289.35 per square foot of living area, including land, using the 2007 three year median level of assessments for Class 2 property as determined by the Illinois Department of Revenue of 10.04%. 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 final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties consisting of two-story

frame and masonry dwellings that range in age from 54 to 60 years old. The comparable dwellings range in size from 1,743 to 1,986 square feet of living area. Three comparables have a full basement of which two basements are finished with a recreation room. One comparable has a partial basement finished with a recreation room. Three comparables have central air conditioning. Two comparables have a fireplace and two comparables have two fireplaces. Three comparables have a 2-car garage and one comparable has a 1-car garage. These properties have improvement assessments ranging from \$22.08 to \$23.99 per square foot of living area. One comparable has recent sale information which sold on March 1, 2007 for \$525,000 or \$300.00 per square foot of living area, including land. The subject's improvement assessment is \$23.73 per square foot of living area. 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 not warranted.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant has not met this burden of proof and a reduction in the subject's assessment is not warranted on this basis.

The Board gave less weight to the subject's 2005 sale price because the PTAX-203 depicts the subject was not advertised for sale and therefore is not considered an arm's length transaction. The Board gave significant weight to board of review recent sales comparable #3. The Board finds this comparable submitted by the board of review was most similar to the subject in location, style, exterior construction, features and age. Therefore, this comparable was given greater weight in the Board's analysis. The subjects' assessment reflects a market value of \$289.38 per square foot, including land, which is supported by the board of review's sale comparable #3. Therefore, the Board finds the appellant has not shown overvaluation by a preponderance of the evidence herein. The Board finds the subject's improvement assessment is not overvalued in its assessment and a reduction in the subject's assessment 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.

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.