



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

APPELLANT: Judy Ng
DOCKET NO.: 08-21022.001-R-1
PARCEL NO.: 10-24-208-023-0000

The parties of record before the Property Tax Appeal Board are Judy Ng, the appellant; 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: \$7,478
IMPR.: \$9,802
TOTAL: \$17,208

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 4,920 square feet of land improved with an 82-year old, 1.5-story, masonry, multi-family dwelling containing 1,785 square feet of living area. The property is classified as a Class 2-11 residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant submitted a Settlement Statement indicating a purchase price of \$180,000 on October 30, 2008. The appellant also submitted a violation list dated December 11, 2008 for the subject property.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$36,038 was disclosed. The subject's assessment reflects a market value of \$375,396 using the 2008 three-year median level of assessment for Class 2, residential property as determined by the Illinois Department of Revenue of 9.60%.

The board of review submitted four equity comparables of which one comparable was a sale in April, 2006 for \$360,000 or \$192.10 per square foot, land included. The properties were improved with 1½-story and two-story, masonry, multi-family dwellings. They ranged in age from 82 to 92 years; in size from 1,785 to 1,978 square feet of living area; and in improvement assessments from \$16.14 to \$17.15 per square foot of living area. Using the square footage of 1,785 square feet, the subject's improvement assessment is \$16.00 per square foot of living area. As a result of its analysis, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant summarized the key points and submitted an appraisal for the subject property.

The Board finds it cannot consider this new evidence. Section 1910.66(c) of the Official Rules of the Property Tax Appeal Board states:

Rebuttal evidence shall not consist of new evidence such as an appraisal or newly discovered comparable properties. A party to the appeal shall be precluded from submitting its own case in chief in guise of rebuttal evidence. (86 Ill.Adm.Code §1910.66(c)).

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

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); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd 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 Sec. 1910.65(c). Having considered the evidence presented, the Property Tax Appeal Board finds that the evidence indicates a reduction is warranted.

In determining the fair market value of the subject property, the Property Tax Appeal Board finds the best evidence to be the appellant's Settlement Statement. The board of reviews' single sales comparable does not support the subject's current assessment. Based on this evidence the Board finds the subject property had a market value of \$180,000 on October 30, 2008.

Therefore, the Property Tax Appeal Board finds that the subject property had a market value of \$180,000 as of October, 2008. Since the market value of the subject has been established, the three-year median level of assessment as established by the

Docket No: 08-21022.001-R-1

Illinois Department of Revenue for Cook County Class 2,
residential property of 9.60% 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: May 20, 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.