



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

APPELLANT: Lawrence Vock
DOCKET NO.: 08-22129.001-R-1
PARCEL NO.: 23-02-114-007-0000

The parties of record before the Property Tax Appeal Board are Lawrence Vock, 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: \$7,346
IMPR.: \$17,048
TOTAL: \$24,394**

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a one-story dwelling of frame construction containing 1,210 square feet of living area. The dwelling is 44 years old. Features of the home include a full finished basement, central air conditioning, two fireplaces and an attached two-car garage.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this overvaluation argument the appellant submitted six suggested comparable sales and an equity comparable. The comparable sales consist of one-story or multi-level, frame or frame and masonry dwellings that range in age from 42 to 46 years. The comparables are said to be located within three blocks of the subject property, however they have neighborhood codes of either 10 or 12. The dwellings are either class 2-03 one-story or class 2-34 multi-level dwellings, as defined by Cook County's Real Property Assessment Classification Ordinance. The dwellings range in size from 1,014 to 2,156 square feet of living area. The comparables have full or partial basements that are either unfinished or finished as recreational rooms. Two comparables have central air conditioning and a fireplace, and all the comparables have between a one and one-half to three-car garages. The comparables sold from August 2003 to May 2008 for prices ranging from \$220,000 to \$270,000 or from \$111.32 to

\$236.69 per square foot of living area including land. The appellant also submitted a copy of the final decision issued by the Cook County Board of Review establishing a total assessment for the subject of \$28,049 after equalization, which reflects a market value of approximately \$292,177 or \$241.47 per square foot of living area including land using the 2008 three-year median level of assessments for Cook County of 9.60%.

In addition, the appellant submitted an equity comparable property that purportedly is the same type of house as the subject, but is misclassified as a multi-level dwelling by the Cook County Assessor's office. The comparable is described as a multi-level frame dwelling consisting of 1,234 square feet of living area. The dwelling is 44 years old and features a partial finished basement, central air conditioning and a two-car attached garage. The building has a total assessed value of \$30,300 or \$24.55 per square foot of living area including land. Based on this evidence the appellant requested that the subject's total assessment be reduced to \$23,443, which reflects a market value of approximately \$244,198 or \$201.82 per square foot of living area including land.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$28,049 was disclosed. In support of the subject's assessment, the board of review provided information on four comparable properties to demonstrate the subject was being equitably assessed. One comparable sold in October 2005 for \$260,000 or \$238.10 per square foot of living area including land. The comparable property has the same assigned neighborhood and classification code as the subject. The comparable property is a one-story frame dwelling that is 44 years old. The dwelling has 1,092 square feet of living area, a full finished basement, central air conditioning and a two-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 the evidence in this record supports a reduction in the subject's assessment.

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 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted six suggested comparable properties that had sold and one equity comparable. The Board gave less weight to the appellant's equity comparable because it lacked sales

data. The Board also gave less weight to the appellant's sales comparables from 2003 and 2004 because of the length of time from the January 1, 2008 assessment date, and the two 2008 multi-level comparable sales because of the dissimilar style to the subject property. The Board gave less weight to the board of reviews equity comparables #1, #2 and #4 because they do not refute the appellant's market value argument. The Board also gave less weight to the board of review's comparable #3, which sold in October 2005, because of the length of time from the January 1, 2008 assessment date. The Board finds the appellants' recent sale #2 is the most similar to the subject. The comparable sold on April 19, 2007 for \$220,000 or \$201.47 per square foot of living area including land. The subject has a total assessment which reflects a market value of \$292,177 or \$241.47 per square foot of living area including land. After considering adjustments to the comparable for differences when compared to the subject, the Board finds a reduction in the subject's assessment is 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: June 24, 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.