



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

APPELLANT: Alex Samoylovich
DOCKET NO.: 08-24515.001-R-1
PARCEL NO.: 17-03-202-061-1022

The parties of record before the Property Tax Appeal Board are Alex Samoylovich, the appellant, by attorney Richard J. Caldarazzo, of Mar Cal Law, P.C. 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:

LAND: \$ 4,466
IMPR.: \$ 89,504
TOTAL: \$ 93,970

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a residential condominium unit located in North Chicago, Cook County. The condo is 36 years old and is located in a building with a total of 131 units. It is improved with masonry exterior construction.

The appellant argued that the market value of the subject property is not accurately reflected in its assessed value. In support of this overvaluation argument the appellant submitted a copy of a settlement statement dated August 25, 2005 indicating the subject was purchased by the appellant for \$770,000. In addition, the appellant's attorney submitted an affidavit signed by the appellant stating the subject sold in August 2005 in an arm's length transaction, although the pleadings indicate that the property was sold by owner and was not sold in the open market by a realtor. Based on this evidence the appellant requested the subject's assessment be reduced to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$93,970 was disclosed. This assessment reflects a market value of \$978,854 using the Illinois Department of Revenue's 2008 three year median level of assessment for class 2 property of 9.60%.

In support of the subject's assessment, the board of review also submitted a memo from Matt Panush, Cook County Board of Review Analyst. The memorandum shows that 12 units, or 9.039% of ownership, within the subject's building sold between 2007 and 2008 for a total of \$19,496,000. An allocation of two percent per unit for personal property was subtracted from the aggregate sales price then divided by the percentage of interest of units sold to arrive at a total market value for the building of \$211,373,824. The subject's percentage of ownership, .5034%, was then utilized to arrive at a value for the subject unit of \$1,064,055. The board also submitted a grid listing for each unit in the building: the property identification number; the percentage of ownership; the assessment; and sales dates and prices of units that sold from 2007 through 2008. As a result of its analysis, the board 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 the record does not support a reduction in the subject's assessment.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.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 1910.65(c). Having considered the evidence presented, the PTAB finds that the evidence supports a reduction is warranted.

The appellant in this appeal submitted a settlement statement and supporting documentation for the subject property showing a purchase price of \$770,000 in 2005. The appellant's petition does not indicate the subject was advertised for sale by a realtor, nor that a broker commission was paid. The subject's assessment reflects a market value greater than the purchase price as shown on the settlement statement.

The Board finds that the appellant failed to show that the subject's 2005 sale was indicative of the 2008 sales market. This 2005 sale occurred in too distant of a time frame and in a different tri-annual assessment period of this appeal. The

appellant's attorney did not include any comparables sales to show the subject was overvalued. Further, the Board finds that the best evidence of market value to be the sales comparables submitted by the board of review. Those sales occurred from 2007 to 2008 in the same building as the subject for prices ranging \$226,000 to \$2,400,000. Based on this record the Board finds the subject property's current assessed value is within the range established by the comparables. Therefore, 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.

Donald R. Cuit

Chairman

Frank A. Huff

Member

Member

Marko M. Louie

Member

[Signature]

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: October 24, 2014

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.