



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

APPELLANT: Anthony Speiser
DOCKET NO.: 08-24730.001-R-1
PARCEL NO.: 18-04-304-007-0000

The parties of record before the Property Tax Appeal Board are Anthony Speiser, the appellant, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, 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: \$ 14,384
IMPR.: \$ 78,012
TOTAL: \$ 92,396

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction. The dwelling is 117 years old and contains 3,610 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a two-car garage. The property has a 12,400 square foot site and is located in La Grange, Lyons Township, Cook County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted information on three comparable sales that ranged in age from 54 to 84 years and contained from 1,364 to 3,362 square feet of living area. The comparable properties have lot sizes that range in size from 4,375 to 13,400 square feet of land area. The appellant did not provide any information on the comparables' location, design, exterior construction, and features. The comparables sold from November 2008 to January 2009 for prices ranging from \$137,000 to \$560,000 or from \$100.44 to \$166.57 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$82,597.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$92,396 was

disclosed. The subject's assessment reflects a market value of \$962,458 or \$266.61 per square foot of living area, including land, when applying the 2008 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 9.60% as determined by the Illinois Department of Revenue. The board of review presented information on four equity comparables and provided a sale price for its comparable #1. The sale comparable is improved with a two-story dwelling of frame construction. This comparable has the same assigned neighborhood code as the subject and is located approximately one-quarter mile from the subject property. The dwelling is 110 years old and contains 3,300 square feet of living area. Features include a full unfinished basement, central air conditioning, a fireplace, and a two and one-half car garage. Comparable #1 sold in July 1, 2007 for \$1,091,000 or for \$330.61 per square foot of living area, land included. 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); 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. (86 Ill.Admin.Code §1910.65(c)). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gave little weight to the appellant's comparables due to the lack of descriptive information provided about the improvements which prevents a meaningful analysis to determine the similarities of the comparables to the subject property. The Board finds the board of review's comparable #1 is very similar to the subject in age, living area, lot size, location, design, exterior construction, and features. This property also sold most proximate in time to the January 1, 2008 assessment date. Consequently, the board of review's comparable #1 received the most weight in the Board's analysis. This comparable sold in July 2007 for \$1,091,000 or for \$330.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$962,458 or \$266.61 per square foot of living area, land included, that is supported by the best sale in the record. Therefore, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is not justified.

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

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

J. R.

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: August 23, 2013

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.