FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Phil Bossard
DOCKET NO.: 08-25314.001-R-1
PARCEL NO.: 01-01-201-068-0000

The parties of record before the Property Tax Appeal Board are Phil Bossard, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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:	$4,255
IMPR.:	$17,537
TOTAL:	$21,792

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 4,166 square foot parcel of land improved with a 27-year old, two-story, frame and masonry, attached, single-family dwelling containing 1,200 square feet of living area, one and one-half baths, air conditioning, and a full, finished basement. The appellant, via counsel, argued 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 descriptions and sale information on four properties suggested as comparable and located in the subject's neighborhood. The properties are described as two-story, masonry or frame and masonry, attached, single-family dwellings with one and one-half or two and one-half baths, air conditioning, and a basement. The properties range in size from 1,025 to 1,600 square feet of living area and sold from March 2009 to September 2009 for prices ranging from $141,500 to $227,000 or from $112.50 to $189.17 per square feet of living area, including land. Comparable #1 is located on the same block as the subject and is the same size as the subject. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment of $36,783. The subject's final assessment reflects a fair market value of $383,156 or $319.30 per square foot of living area 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 submitted descriptions and assessment information on three properties located on the subject's block. These properties are described as two-story, masonry or frame and masonry, attached, single-family dwellings. The properties are 27 years old, contain 1,200 square feet of living area, and have improvement assessments from $21.15 to $27.11 per square foot of living area. As a result of this analysis, the board requested confirmation of the subject's assessment.

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 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 concludes that the evidence indicates a reduction based on market value is warranted.

The appellant presented descriptive and sales information on a total of four suggested comparables. The PTAB finds the appellant's comparables similar to the subject. These properties sold from F 2009 to September 2009 for prices ranging from $141,500 to $227,000 or from $112.50 to $189.17 per square feet of living area, including land. In comparison, the subject property's assessment reflects a value of $383,156 or $319.30 per square foot of living area, including land, which is above the range established by the comparables. Therefore, after considering adjustments and the differences in the comparables when compared to the subject, the Board finds the subject's market value is not supported and a reduction in the improvement 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.

Chairman

Member

Member

Member

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 21, 2013

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.