



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

APPELLANT: Mario Perez  
DOCKET NO.: 08-25819.001-R-1  
PARCEL NO.: 13-32-105-021-0000

The parties of record before the Property Tax Appeal Board are Mario Perez, 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:** \$6,300  
**IMPR.:** \$15,780  
**TOTAL:** \$22,080

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 3,750 square feet of land improved with a 40-year old, two-story, masonry construction, single-family dwelling containing 2,441 square feet of living area.

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 dated August 27, 2008 indicating a sales price of \$230,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$38,056 was disclosed. The subject's assessment reflects a market value of \$396,417 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. The properties were improved with two-story, masonry construction,

single-family dwellings. They ranged in age from 34 to 49 years; in size from 2,390 to 2,567 square feet of living area; and in improvement assessments from \$13.05 to \$14.20 per square foot of living area. One comparable sold in September 2006 for \$44,400 or \$18.58 per square foot including land. Using the square footage of 2,441 square feet, the subject's improvement assessment is \$13.01 per square foot of living area. As a result of its analysis, the board of review 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 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 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> 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 for a sale price of \$230,000 on August 27, 2008. The board of review did not sufficiently address the market value argument when it submitted equity comparables. The board of review submitted one sale comparable, however, the date of sale detracts from the weight given to this evidence. The Board gave no weight to the sales list of 20 properties presented by the board of review because they lacked specific detail.

Therefore, the Property Tax Appeal Board finds that the subject property had a market value of \$230,000 as of January 1, 2008. Since the market value of the subject has been established, the 2008 three-year median level of assessment as established by the Illinois Department of Revenue for Cook County Class 2, residential property of 9.60% shall apply. (86 Ill.Admin.Code §1910.50 (c)(2)).

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 M. Louie*

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.