



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

APPELLANT: Lafayette Thomas
DOCKET NO.: 08-26072.001-R-1
PARCEL NO.: 30-07-115-026-0000

The parties of record before the Property Tax Appeal Board are Lafayette Thomas, 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: \$3,842
IMPR.: \$11,400
TOTAL: \$15,242

Subject only to the State multiplier as applicable.

ANALYSIS

The subject parcel of 6,405 square feet of land area is improved with a 12-year-old, multi-level single family dwelling of frame and masonry construction containing 1,386 square feet of living area. Features include a partial finished basement, central air conditioning, a fireplace and a two-car garage. The property is classified as a class 2-34 split level residence with a lower level below grade (ground level) all ages, all sizes, under the Cook County Real Property Assessment Classification Ordinance. The property is located in Calumet City, Thornton Township, Cook County.

The appellant's appeal is based on overvaluation of the subject property. In support of this market value argument, the appellant submitted information on the subject's December 1996 purchase price of \$156,580. The appellant also provided limited information on three sales comparables.

The three sales comparables were said to be located in the same neighborhood code assigned by the assessor as the subject property. The comparables were improved with multi-level frame and masonry dwellings that range in age from 10 to 17 years old.

Comparables #2 and #3 contain 1,716 square feet of living area. The size for comparable #1 was not disclosed. Two of the comparables have full basements according to the underlying data sheets and one of these basements is finished. Each dwelling has central air conditioning and a two-car garage. One of the comparables has two fireplaces. The appellant did not report dates of sale and/or sale prices in the Section V grid analysis. The underlying printouts indicate that comparables #1 and #3 were listed for sale during 2008 for prices ranging of \$85,900 and \$99,000. The date of listing for comparable #2 at a price of \$109,900 was not revealed in the underlying data sheets. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$15,242 which would reflect a market value of approximately \$158,771.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$16,315 was disclosed. The total assessment of the subject property reflects a market value of approximately \$169,948 using the 2008 three-year median level of assessments for Class 2 property in Cook County of 9.60% as determined by the Illinois Department of Revenue.

In support of the subject's estimated market value as reflected by its assessment, the board of review submitted a grid analysis of four comparable properties with copies of property characteristic sheets of the subject and comparables. The grid analysis provided assessment data for the subject and four comparables, which is not responsive to the appellant's overvaluation argument.

Also attached to the board of review's data was a printout of 20 sales identified only by parcel number and entitled "Class 34 split level residence - all ages within neighborhood 37053 or Township Thornton." Among this listing were three sales of the subject property: September 1996 for \$16,500; December 1996 for \$156,580; and June 2003 for \$187,000. The remaining 17 properties sold between February 1992 and April 2005 for prices ranging from \$12,872 to \$217,000. No other descriptive data was submitted for purposes of analyzing these properties.

Based on the foregoing evidence, the board of review requested confirmation of the subject's 2008 estimated market value as reflected by its 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 warranted.

The appellant contends the assessment of the subject property is excessive and not reflective of its market value. 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 evidence in the record does support a reduction in the subject's assessment.

As to the subject's purchase price in December 1996, the Board finds this purchase was too distant in time from the valuation date at issue of January 1, 2008 to be a valid indicator of the subject's market value as of January 1, 2008.

The appellant submitted three sale offerings of suggested comparable properties for the Board's consideration and the board of review submitted a printout of 17 properties located in the subject's neighborhood code without any substantive descriptive data to indicate the similarity or dissimilarity of these properties to the subject.

The Board finds the comparable sales submitted by the board of review have insufficient descriptive information for purposes of an analysis of their similarity or dissimilarity to the subject dwelling. More importantly, none of the sales occurred proximate to the subject's January 1, 2008 assessment date. The Board finds the dwelling sizes of only appellant's comparables #2 and #3 were provided. Thus, these are the only two sales that can be compared to the subject. These properties were listed for sale in 2008 for prices of \$85,900 and \$109,900, respectively, which reflect the upper limit of value. The subject's assessment reflects a market value of approximately \$169,948 using the 2008 three-year median level of assessments for Class 2 property in Cook County of 9.60%, which is substantially greater than the most similar comparable listings on this record. Thus, the Board finds the subject's assessment reflects a market value that is greater than the best comparable offerings evidence in the record. The Board finds that the appellant has demonstrated that the subject property's assessment is excessive based on a preponderance of the most credible market value evidence contained in the record. Therefore, a reduction in the subject's assessment in accordance with the appellant's request 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.

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: March 23, 2012

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.