FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Maurice Nunnally
DOCKET NO.: 08-26986.001-R-1
PARCEL NO.: 31-15-103-003-0000

The parties of record before the Property Tax Appeal Board are Maurice Nunnally, 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:	$ 6,079
IMPR.:	$ 21,384
TOTAL:	$ 27,463

Subject only to the State multiplier as applicable.

ANALYSIS

The subject consists of a 10,133 square foot parcel of land property improved with a two-story, single-family dwelling of frame and masonry construction containing 3,301 square feet of living area. The dwelling is four years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage.

The appellant argued that the subject's market value is not accurately reflected in its assessment. In support of the market value argument, the appellant submitted photographs and descriptive data on three properties suggested as comparable to the subject. The three sales are described as two-story, single-family frame and masonry dwellings that are four years old. The comparable dwellings range in size from 3,218 to 3,733 square feet of living area. Features include a basement, air conditioning and a garage. They sold in February 2009 and May 2009 for prices that range from $220,000 to $255,000 or $66.97 to $68.36 per square foot, including land, respectively. Based on the evidence submitted, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of $35,623. The assessment reflects a total market value of $371,072 for the subject, when the 2008 Illinois Department of Revenue's three-

year median level of assessments of 9.60% for Class 2 property, such as the subject, is applied. In support of the assessment the board submitted property characteristic printouts and descriptive data on four properties suggested as comparable to the subject. The suggested comparables are improved with two-story, single-family dwellings of frame and masonry construction with the same neighborhood code as the subject that are seven years old. The dwellings contain 3,301 square feet of living area. Features include a full unfinished basement, air conditioning, a fireplace and a two or three-car garage. The improvement assessments range from $9.64 to $10.29 square foot of living area. No analysis or adjustment of the sales data was provided by the board. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After considering the arguments and reviewing the evidence, 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 (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 arms-length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. (86 Ill.Adm.Code §1910.65(c)) Having considered the evidence presented, the Board finds a reduction not warranted.

The appellant submitted evidence of three sales. The Board finds theses properties similar to the subject. The three sales are described as two-story, single-family frame and masonry dwellings that are four years old. The comparable dwellings range in size from 3,218 to 3,733 square feet of living area. Features include a basement, air conditioning and a garage. They sold in February 2009 and May 2009 for prices that range from $220,000 to $255,000 or $66.97 to $68.36 per square foot, including land, respectively. In comparison, the subject's assessment reflects a market value of $371,072 or $112.41 per square foot of living area and falls above the range established by these properties.

On the basis of the analysis of the comparable sales, the Board finds that the subject had a fair market value of $222,751 as January 1, 2008. Since the fair market value of the subject has been established, 2008 Illinois Department of Revenue's three-year median level of assessments of 9.60% for Class 2 property shall apply and a reduction 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: September 23, 2011

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.