



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

APPELLANT: Ryan Huzjak  
DOCKET NO.: 08-28991.001-R-1  
PARCEL NO.: 04-25-116-045-0000

The parties of record before the Property Tax Appeal Board are Ryan Huzjak, 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:** \$23,025  
**IMPR.:** \$42,735  
**TOTAL:** \$65,760

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of frame construction containing 2,857 square feet of living area. The dwelling is 32 years old. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a two-car attached garage. The dwelling is situated on 19,188 square feet of land located in Northfield Township, Cook County, Illinois.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of this argument, the appellant completed Section IV Recent Sale Data portion of the residential appeal form. The information supplied indicated the subject property was purchased in July 2008 for a price of \$685,000. The appellant's submission also revealed the subject property was sold by a realtor, exposed to the market for two months and the buyer and seller were not related. The appellant also submitted an appraisal of the subject property prepared by a state licensed appraiser. The appraisal report conveys an estimated market value for the subject property of \$685,000 as of May 7, 2008, utilizing the sales comparison approach and the cost approach to value.

Additionally, the appellant submitted a grid of ten comparable sales from Northfield Township.

Based on this evidence, the appellant requested that the subject's assessment be reduced to \$68,500.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$93,421 was disclosed. The subject's assessment reflects an estimated market value of \$973,135 or \$340.61 per square foot of living area including land using Cook County's 2008 three-year median level of assessments of 9.60%.

In support of the subject's assessment, the board of review submitted a list of 15 sales from Northfield Township and four equity comparables located in the subject's neighborhood. Since this is a market value appeal, the six equity comparables submitted by the board of review will not be addressed further. The board of review's list of 15 sales from Northfield Township had no descriptive information or analysis provided for comparison to the subject.

Based on the evidence presented, 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 Property Tax Appeal Board further finds a reduction in the subject property's assessment is warranted.

The appellant argued the subject property was overvalued. When market value is the basis of the appeal, the value must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002),

The Illinois Supreme Court has defined fair cash value as what the property would bring at a voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing and able to buy but not forced to do so. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d. 428, (1970). A contemporaneous sale of property between parties dealing at arm's-length is a relevant factor in determining the correctness of an assessment and may be practically conclusive on the issue of whether an assessment is reflective of market value. Rosewell v. 2626 Lakeview Limited Partnership, 120 Ill.App.3d 369 (1<sup>st</sup> Dist. 1983), People ex rel. Munson v. Morningside Heights, Inc, 45 Ill.2d 338 (1970), People ex rel. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967); and People ex rel. Rhodes v. Turk, 391 Ill. 424 (1945).

The appellant submitted an appraisal, a grid of ten comparable sales from Northfield Township and information that the subject sold in July 2008 for \$685,000. The board of review presented four equity comparables and 15 sales from Northfield Township that had no descriptive information or analysis provided for comparison to the subject.

The board of review argued this evidence supports the subject's assessment of \$93,421 which reflects an estimated market value of \$973,135 or \$340.61 per square foot of living area including land.

The Board finds the best indicator of value for the subject in the record is the subject's sale in July 2008 for a price of \$685,000 or \$239.76 per square foot of living area including land. The Board finds the board of review did not present any evidence challenging the arm's-length nature of the transaction. Considering the totality of the evidence, the Board finds the subject's estimated market value as reflected by the assessment of \$973,135 is excessive and a reduction is warranted. The Board finds the subject had a market value of \$685,000 as of January 1, 2008. Since fair market value has been established, Cook County's 2008 three-year median level of assessments of 9.60% shall apply.

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: February 24, 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.