



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

APPELLANT: Plaza True Value, Inc.
DOCKET NO.: 08-29700.001-R-1 through 08-29700.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Plaza True Value, Inc., the appellant(s), by attorney William I. Sandrick, of Sandrick Law Firm LLC in South Holland; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
08-29700.001-R-1	25-22-319-037-0000	7,710	101,921	\$109,631
08-29700.002-R-1	25-22-319-003-0000	3,005	498	\$3,503

Subject only to the State multiplier as applicable.

ANALYSIS

The subject contains two improvements. Improvement #1 is a 98 year old, two-story, masonry, mixed-use building. Its improvement size is 4,368 square feet of building area, and its total assessment is \$15,319. This assessment yields a fair market value of \$159,573, or \$36.53 per square foot of building area (including land), after applying the 2008 Illinois Department of Revenue three year median level of assessment for Class 2 properties of 9.60%. Improvement #2 is a 6,698 square foot commercial building. Its total assessment is \$121,070. This assessment yields a fair market value of \$318,605 or \$47.57 per square foot of building area using the Cook County assessment ratio of 38% for commercial property. The appellant, via counsel, argued that the fair market value of the subject property was not accurately reflected in its assessed value as the basis of this appeal.

In support of the market value argument, the appellant submitted evidence showing that the subject sold in April 2006 for \$325,000. This evidence included a settlement statement and a bill of sale. Furthermore, the appellant's pleadings state that the sale was not between related parties, that the subject was advertised for sale on the open market, that the parties did not use a real estate broker, and that the sale was not pursuant to a foreclosure. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Cook County Board of Review submitted its "Board of Review-Notes on Appeal." In support of the subject improvement #1's assessment, the board of review submitted descriptive and assessment information for four properties suggested as comparable to subject improvement #1. The comparables are described as two-story, masonry, mixed-use buildings. Additionally, the comparables range: in age from 79 to 100 years; in size from 3,754 to 4,680 square feet of building area; and in improvement assessment from \$2.77 to \$3.42 per square foot of building area. The comparables also have several amenities.

The board of review's grid sheet also states that Comparable #1 sold in August 2005 for \$102,000, or \$21.79 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The board of review did not submit suggested comparables or any other for subject improvement #2.

In written rebuttal, the appellant's attorney stated the board of review's evidence was insufficient to sustain the assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board (the "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. Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). 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. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(c). "[A] contemporaneous sale between parties dealing at arm's length is not only relevant to the question of fair cash market value, (citations) but would be practically conclusive on the issue of whether an assessment was at full value." People ex rel. Korzen v. Belt Ry. Co. of Chi., 37 Ill. 2d 158, 161 (1967). Having considered the evidence presented, the Board finds that the evidence indicates a reduction is warranted.

In determining the fair market value of the subject property, the Board finds the best evidence to be the sale of the subject in April 2006 for \$325,000. The sale is within 19 months of the 2008 lien date, and the appellant's pleadings support the arm's-length nature of the transaction because the buyer and seller are not related, the subject was advertised for sale on the open market, and the sale was not pursuant to a foreclosure.

Therefore, the Board finds the subject had a market value of \$325,000 for the 2008 assessment year. Since the market value of this parcel has been established, the 2008 Illinois Department of Revenue three year median level of assessment for Class 2 property of 9.60% will apply to the mixed-use building and the cook county assessment ratio of 38% will apply to the commercial building. . 86 Ill. Admin. Code § 1910.50(c)(2)(A). Therefore, the Board finds that 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: June 20, 2014



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.