



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

APPELLANT: Lafayette Thomas  
DOCKET NO.: 08-30065.001-R-1  
PARCEL NO.: 30-18-216-044-0000

The parties of record before the Property Tax Appeal Board are Lafayette Thomas, the appellant(s); 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:** \$1,058  
**IMPR:** \$1,059  
**TOTAL:** \$2,117

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 3,680 square foot parcel of land improved with an 85-year old, frame, one-story, single-family dwelling containing 866 square feet of living area, one bath, and air conditioning. The appellant argued both that the fair market value of the subject was not accurately reflected in its assessed value and that the subject property is inequitably assessed as the bases of the appeal.

In support of the market value argument, the appellant submitted a copy of the closing statement showing the subject sold on January 6, 2009 for \$22,050. In addition, the petition indicates the subject property was listed on the open market with a realtor and that the subject was purchased after a foreclosure.

In addition, the appellant included descriptions and sales/listing information on nine properties, two of which are listed on the appellant's grid and seven listed as comparables on a realtor printout. The properties are described as one-story, frame, single-family dwellings containing between 570 and 1,241 square feet of living area with several properties' sizes

unknown. One property sold in May 2009 for \$14,700 after a foreclosure. The remaining properties are listed on the market for prices ranging from \$19,000 to \$25,000.

In support of the equity argument, the appellant submitted descriptions and assessment information on two properties. These properties are described as one-story, frame, single-family dwellings with one bath, and air conditioning. The properties are 84 and 55 years old, contain 570 or 912 square feet of living area, and have improvement assessments of \$11.25 and \$5.13 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the board disclosed the subject's final assessment of \$7,870 with an improvement assessment of \$6,104 or \$7.05 per square foot of living area. The subject's final assessment reflects a fair market value of \$81,979 when the Illinois Department of Revenue's 2008 three-year median level of assessment of 9.6% for Cook County Class 2 property is applied.

In addressing the appellant's equity argument, the board of review presented descriptions and assessment information on a total of four properties suggested as comparable. The properties are described as two-story, frame, single-family dwellings. The properties range: in age from 88 to 117 years; in size from 1,216 to 1,442 square feet of living area; and in improvement assessment from \$6.60 to \$8.62 per square foot of living area. Comparable #1 sold in May 2007 for \$115,000. In addition, the board lists a sale for the subject in April 2005 for \$95,500. Based on this evidence, 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.

When overvaluation is claimed the appellant has the burden of proving the value of the property 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 1910.65(c). Having considered the market value evidence presented, the PTAB concludes that this evidence indicates a reduction is warranted.

The PTAB finds the best evidence of market value is the sale of the subject in January 2009 for \$22,050. The PTAB further finds that the sales and listings support the sale of the subject at market value. In addition, the petition lists the subject as being listed on the open market with a realtor prior to its sale.

The subject's assessment reflects a market value greater than this price.

Based on this record the Property Tax Appeal Board finds that the subject property had a market value of \$22,050 for the 2008 assessment year. Since market value has been determined, the 2008 three year median level of assessment for class 2 property as established by the Illinois department of Revenue of 9.6% 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.

*Ronald 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: November 30, 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.