



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

APPELLANT: Tania Mejil
DOCKET NO.: 09-21253.001-R-1
PARCEL NO.: 16-19-415-048-1010

The parties of record before the Property Tax Appeal Board are Tania Mejil, 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: \$522
IMPR.: \$11,493
TOTAL: \$12,015

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a class 2-99 residential condominium unit located in Berwyn Township, Cook County. The subject property is one bedroom, one bath unit within a three-story, 82-year old dwelling consisting of ten residential units.

The appellant argued both unequal treatment in the assessment process and that the market value of the subject property is not accurately reflected in the property's assessed valuation as the bases of this appeal.

In support of this overvaluation argument, the appellant submitted a copy of the settlement statement stating that the subject sold for \$135,000.00 on December 10, 2007. The second page of the settlement statement itemizes broker fees. In addition, the appellant submitted a copy of the special warranty deed, plat of survey, condominium declaration and bylaws, and property report. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the subject's purchase price.

In support of the equity argument, the appellant submitted assessment and sales data for two properties located within the subject's building. The two properties sold in November 2007 and spring of 2007 for \$135,000 and \$150,000, respectively. No

square footage information was provided. However, the evidence reflects that these two units have the same percentage of ownership in the common elements as the subject. Lastly, the appellant submitted the board of review's 2009 reduction notice which reduced the two sale comparable properties' assessments from \$13,270 to \$12,822. No further information was submitted. Based on this evidence, the appellant requested a reduction in the subject's total assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$13,270 was disclosed. This assessment reflects a market value of \$149,101 using the Illinois Department of Revenue's 2009 three-year median level of assessment for class 2 property of 8.90%. In support of the subject's assessment, the board of review also submitted a memo from Dan Michaelides, a Cook County Board of Review Analyst. The memorandum shows that 30% of ownership within the subject's building sold in 2007 for a total of \$420,350.00. An allocation of two percent per unit for personal property was subtracted from the aggregate sales price then divided by the percentage of interest of units sold to arrive at a total market value for the building of \$1,373,146. The subject's percentage of ownership, 10%, was then utilized to arrive at a value for the subject unit of \$137,315. The board also submitted a grid listing for each unit in the building: the property identification number; the percentage of ownership; the assessment; and sales data and prices of units sold in 2007. As a result of its analysis, the board 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 (3d Dist. 2002; Winnbago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d(2d 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 evidence presented, the Board concludes that the evidence indicates a reduction in the subject's assessment is warranted.

The PTAB finds the best evidence of market value is the sale of the subject in December 2007 for \$135,000. The PTAB finds the Settlement Statement, line 703, shows a commission was paid to the broker at closing and that the property was listed on the open market. This supports the arm's length nature of the sale. Therefore, the most weight was given to this evidence. The subject's assessment reflects a market value greater than this purchase price.

Based on this record, the PTAB finds that the subject property has a market value of \$135,000.00 for the 2009 assessment year. Since market value has been determined, the 2009 three-year median level of assessment for class 2 property as established by the Illinois Department of Revenue of 8.90% shall apply and a reduction is warranted. Since the PTAB found a reduction warranted based on market value, the PTAB does not need to consider the appellant's equity argument.

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: January 31, 2013

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.