



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

APPELLANT: Avner Nagar  
DOCKET NO.: 09-22352.001-R-1  
PARCEL NO.: 10-35-407-017-0000

The parties of record before the Property Tax Appeal Board are Avner Nagar, 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:** \$7,436  
**IMPR.:** \$20,154  
**TOTAL:** \$27,590

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 8,263 square foot parcel of land improved with a 55-year old, one-story, masonry, single-family dwelling containing 2,003 square feet of living area. The subject includes one and one-half baths, a partial unfinished basement, air conditioning, one fireplace, and a two-car garage. The appellant argued that the market value of the subject property is not accurately reflected in its assessed value.

In support of this overvaluation argument, the appellant submitted sales data for four properties located within a block of the subject property. These properties are described as one-story, masonry, single-family dwellings with between one to three baths, air conditioning, and a full basement. The properties range in age from 1 to 2 years old, and in size from 840 to 1,823 square feet of living area. The properties sold from October 2009 to July 2010 for prices ranging from \$185,000 to \$310,000 or from \$157.28 to \$181.76 per square foot of living area. In addition, the appellant submitted the multiple listing sheets for each comparables sale. 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 subject's total assessment of \$41,767 was disclosed. This assessment reflects a market value of \$469,292

or \$234.29 per square foot of living area 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 submitted descriptions and assessment information for four properties located within the subject's neighborhood. These properties are described as one-story, masonry, single-family dwellings with between one and one-half to two and one-half baths, unfinished basement, air conditioning and one fireplace for three of the properties. The properties range: in age from 49 to 66 years old; in size from 1,824 to 2,047 square feet of living area; and in improvement assessment from \$19.21 to \$20.86 per square foot of living area. Sales data was included for the subject property and comparable #2 which sold in January 2007 and July 2007 for \$526,000 and \$520,000 or \$262.61 and \$280.78 per square foot of living area, respectively. 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 (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 sales data of the appellant's comparable three properties. The properties sold from \$185,000 to \$310,000 between October 2009 to June 2010 and were listed on the open market from 11 to 74 days. The properties are similar in location and construction to the subject property, however, the subject property has a slightly larger square footage. The most weight was given to this evidence. The subject's assessment reflects a market value greater than the sale's price of the three comparables. Based on the foregoing analysis, the Board finds a reduction in the subject's assessment is warranted for the 2009 assessment.

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

*Marko M. Louie*

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: May 18, 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.