



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

APPELLANT: Natasa Glamoclija
DOCKET NO.: 09-25498.001-R-1
PARCEL NO.: 15-34-303-031-0000

The parties of record before the Property Tax Appeal Board are Natasa Glamoclija, the appellant(s); and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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: \$3,937
IMPR.: \$17,100
TOTAL: \$21,037

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 7,500 square foot parcel of land improved with a 54 year old, one-story, frame and masonry, single-family dwelling with one bath, air conditioning, and a one and one-half 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/market analysis for seven properties located within one mile of the subject property. These properties are described as one-story, frame or frame and masonry, single-family dwellings with one bath, two to three bedrooms, and one to two and one-half garage. The properties range in age from 51 to 100 years old and in size from 972 to 1,123 square feet of living area. The properties sold from September 2009 to August 2010 for prices ranging from \$139,000 to \$178,000 or from \$125.56 to \$172.31 per square foot of living area.

The appellant also submitted three comparable properties that have not sold but are being actively listed at \$145,000 to 179,900. In addition, the appellant also submitted a comparative market analysis that she prepared using 10 suggested comparables. The appellant made adjustments to these comparables to estimate the subject's market value at \$132,428. The appellant indicated

she is a real estate broker. No information was provided as to her education or experience in real estate or appraisal practice.

In addition, the appellant argued the square footage of the subject is 1,077 square feet of living area. In support, the appellant submitted the subject's original listing sheet and interior dimensions of each room which totaled to 1,077 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$21,037 was disclosed. This assessment reflects a market value of \$236,370 or \$172.78 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%. The board of review lists the subject as containing 1,368 square feet of living area and included the property characteristic printout to support this. 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 or frame and masonry, single-family dwellings with between one and one-half baths, a unfinished basement for three of the properties, and air conditioning for two of the properties. The properties range: in age from 50 to 58 years old; in size from 1,105 to 1,400 square feet of living area; and in improvement assessments from \$16.94 to \$17.09 per square foot of living area. No sales data was included for these properties. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a new comparative market analysis, the subject interior dimensions, and a copy of the board of reviews' grid with the square footage circled as wrong. The Official Rules of the Property Tax Appeal Board prohibit the submission of new evidence as rebuttal and, therefore, the new comparative analysis cannot be considered by the PTAB. 86 Ill.Admin.Code 1910.66

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.

As to the subject's square footage, the PTAB finds that the appellant did not submit sufficient evidence to show the county has incorrectly listed the subject's size. The PTAB finds the appellant used interior measurements of each individual room to estimate the subject's size as opposed to an exterior measurement for the whole improvement. Therefore, the PTAB finds the subject contains 1,368 square feet of living area.

As to the appellant's market value argument, the PTAB gives little weight to the comparative market analysis prepared by the appellant. The PTAB finds the appellant made the adjustments herself and has a vested interest in maximizing these adjustments for the benefit of the subject. In addition, the appellant failed to provide any evidence to show that she is a licensed appraiser. However, the PTAB will review the evidence in regards to the four submitted comparables.

In reviewing the evidence, the PTAB finds these comparables are similar to the subject in size, location and construction. These properties sold from September 2009 to August 2010 for prices ranging \$139,000 to \$178,000 or from \$125.56 to \$172.31 per square foot of living area, including land. In comparison, the subject's assessment reflects a market value of \$172.78 per square foot of living area. After considering adjustments and the differences in the comparables when compared to the subject, the PTAB finds the subject's per square foot assessment is supported and a reduction in the assessment is not 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

J. R.

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: 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.