



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

APPELLANT: Ihab Riad
DOCKET NO.: 09-25530.001-R-1
PARCEL NO.: 03-23-317-003-0000

The parties of record before the Property Tax Appeal Board are Ihab Riad, 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: \$9,000
IMPR.: \$44,400
TOTAL: \$53,400

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 20,000 square feet of land improved with a 21-year old, two-story, masonry, single-family dwelling. The dwelling's improvements include three and one-half baths, a full unfinished basement, one fireplace, and a three-car garage. The appellant argued that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of the appeal.

In support of the market value argument, the appellant submitted an appraisal undertaken by Tony Loy. The appraisal indicates that he is a State of Illinois certified general appraiser. The appraiser indicated the subject has an estimated market value of \$600,000, as of August 26, 2010. The appraisal report utilized the cost and sales comparison approach to value to estimate the market value for the subject property. The appraisal report included exterior and interior photographs of the subject's improvement and comparables, a location map of the subject property and comparables, and a floor plan. The appraisal finds highest and best use in its present use.

The appraisal stated that the subject was improved with a two-story, masonry, and approximately 25-year old, single family dwelling in overall average condition with 3,339 square feet of

living area. The appraiser personally inspected the property and included a diagram of the floor plan.

Under the sales comparison approach, the appraisal analyzed the sale of three, two-story, masonry, single family dwellings located within the subject's market. The properties contain between 3,510 and 4,049 square feet of living area. The three comparables sold from June 2009 to October 2009 for prices ranging from \$537,500 to \$640,000 or from \$153.13 to \$174.72 per square foot of living area, including land. Based on the similarities and differences of the comparables when compared to the subject, the appraiser estimated a value for the subject under the sales comparison approach was \$600,000. Based upon this data, the appellant requested a reduction in the subject's market value.

Under the cost approach, the appraiser indicated that the site value is \$125,000 for the subject property. In estimating a replacement cost new for the subject, he opined a cost of \$508,953. Less depreciation resulted in a depreciation cost of the improvements at \$445,334. Adding site improvements of \$10,000, as well as the land value resulted in a market value estimate under this approach of \$580,334.

The appraiser indicated that most weight was accorded to the sales comparison approach to value in reconciling a final value estimate of \$600,00 for the subject property. Based upon this data, the appellant requested a reduction in the subject's market value.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment was \$62,399 for tax year 2009. The subject's assessment reflects a market value of \$701,112 using the Illinois Department of Revenue's 2009 three-year median level of assessment for class 2, residential property of 8.90%. The board of review stated that the subject contained 6,822 square feet of living area with no further information regarding calculation of square footage. In support of subject's assessment, the board of review presented descriptions and assessment information on four suggested comparables located within the subject's neighborhood. The properties consist of two-story, masonry or frame and masonry, single family dwellings with two and one-half baths, a full or partial unfinished basement, air conditioning, and one fireplace. The properties range: in age from 17 to 29 years old; in size from 3,471 and 3,732 square feet of living area; and have improvement assessment from \$14.55 to \$16.43 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant testified that the appraisal value reflects the market value of the subject property and is based on sales comparables whereas, the board of review's assessed values are not based on sales comparables but what the board of review "believes the subject to be worth". The appellant also testified

that the market values of the properties within the subject's neighborhood have been declining over the years, are over-assessed, and are not reflective of the real estate market.

At hearing, the board of review analyst, Mr. Israel Smith, testified that the effective date of the appraisal is within a different triennial. In addition the appeal before PTAB is for the 2009 tax year which the board of review assesses values as of January 1, 2009. Since the appraisal is dated August 2010, the appraisal is not reliable and convincing to support a reduction in the 2009 assessed values. The board of review analyst also testified that a \$9,151 reduction in assessed values was already given for the 2009 tax year.

After reviewing the record, hearing the testimony, 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 board of review has not provided any further evidence regarding calculation of square footage whereas, the appraiser has stated in the appraisal that he personally inspected the property and included a floor plan including measurements. Therefore, based on the appraisal's measurements the square footage shall be 3,339 regarding PTAB's analysis.

In determining the fair market value of the subject property, the Board finds that best evidence is the appellant's appraisal. The Board finds this appraisal to be persuasive because the appraiser personally inspected the interior and exterior of the subject property, and utilized market data to obtain sales comparables while providing sufficient detail regarding each sale in estimating the subject's market value.

Therefore, the Board finds that the subject property contained a market value of \$600,000 for the tax year 2009. Since the market value of the subject has been established, the median level of assessment as determined by the Illinois Department of Revenue's 2009 three year median for class 2, residential property of 8.90% will apply. In applying this level of assessment to the subject, the total assessed value is \$53,400 while the subject's current

Docket No: 09-25530.001-R-1

total assessed value is above this amount at \$62,399. 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.

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: June 22, 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.