



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

APPELLANT: Origin Realty Group, LLC  
DOCKET NO.: 09-25639.001-R-1 through 09-25639.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Origin Realty Group, LLC, the appellant(s), by attorney James E. Doherty, of Thomas M. Tully & Associates in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-25639.001-R-1	19-33-101-042-0000	4,196	24,507	\$28,703
09-25639.002-R-1	19-33-101-044-0000	4,197	24,728	\$28,925

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of two parcels of land. Each parcel is improved with a two-year old, two-story, masonry, single-family dwelling containing 2,669 square feet of living area. The property is located in Stickney Township, Cook County.

The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing that each parcel sold in April 2010. The parcel ending in 044-0000 sold for \$325,000 while the parcel ending in 042-0000 sold for \$322,500.

In addition, the appellant requests a further reduction in the subject's assessment based on the subject's vacancy. In support of this argument, the appellant included copies of affidavits attesting to the 2009 vacancy of each improvement. Based upon this evidence, the appellant requests a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject wherein each parcel had an assessment of \$39,754. These assessments assessment reflect a market value of \$446,674 for each parcel using the Illinois Department of Revenue's 2009 three-year median level of assessment for class 2 property of 8.90%.

In support of its contention of the correct assessment the board of review submitted evidence on four equity comparables and one or two sales comparables for each parcel.

#### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant *met* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be the purchase of each parcel in April 2010 for a price of \$325,000 and \$322,500, respectively. The appellant provided evidence demonstrating the sales were not between related parties and the board of review did not refute the arm's length nature of the sales. The Board further finds that a reduction based on vacancy is not warranted. The property sold fee simple which is an accurate reflection of the subject's market value as vacant.

In addition, the appellant failed to show the subject was unfit for habitability in 2009.

Based on this record the Board finds the subject property had a market value of \$325,000 and \$322,500 as of January 1, 2009. Therefore, the Board finds the subject overvalued and a reduction to that requested by the appellant 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.

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Chairman



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Member



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Member

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Member



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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 22, 2015



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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.