



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

APPELLANT: Jesse Hixson
DOCKET NO.: 09-25745.001-R-1
PARCEL NO.: 02-36-108-015-0000

The parties of record before the Property Tax Appeal Board are Jesse Hixson, the appellant; 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: \$ 3,017
IMPR.: \$ 14,783
TOTAL: \$ 17,800

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of an 8,620 square foot parcel of land improved with a 52-year old, one-story, frame, single-family dwelling containing 1,328 square feet of living area. Features include four bedrooms, one and one-half baths, one fireplace and a detached two-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 this appeal.

In support of the market value argument, the appellant submitted a partial copy of a settlement statement showing the subject property sold on August 7, 2008 by CitiMortgage, Inc. In addition, the appellant's petition asserts the property was: purchased for \$200,000; advertised for sale on the open market through the multiple listing service; not a transaction between related parties; and not an assumed mortgage.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$25,766 was disclosed. This assessment reflects a market value of \$289,506 using the Illinois Department of Revenue's 2009 three year median level of assessment of 8.9% for Cook County Class 2 property. In

support of the subject's assessment, the board of review presented descriptions and assessment information on a total of four properties suggested as comparable and located within the subject's neighborhood. The properties are described as one-story, frame, single-family dwellings with one to one and one-half baths, three or four bedrooms, unfinished basement space, and a one and one-half to two and one-half car garage. The properties range: in age from 51 to 53 years; in size from 1,237 to 1,542 square feet of living area; and in improvement assessment from \$17.20 to \$19.50 per square foot of living area. Suggested comparable #2 sold in July 2006 for \$280,000. The board of review's grid sheet as well as their sales print-out also evidenced the sale of the subject in July 2008 for \$200,000. 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. The Board further finds a reduction in the subject's assessment is warranted.

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, 331Ill.App.3d 1038 (3rd Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd 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 based on market value is warranted.

In determining the fair market value of the subject property, the Board finds the best evidence to be the sale of the subject property in August 2008 for \$200,000. The evidence shows the property was advertised for sale on the open market, the transaction did not occur between related parties and no mortgages were assumed. The board of review also evidenced the subject's sale on its grid sheet as well as on its sales print-out. Moreover, the board of review pro-offered no evidence to rebut the arm's-length nature of this transaction. The Board gives little weight to the board of review's equity comparables as this evidence did not address appellant's market value argument.

Therefore, the Board finds that the subject property had a market value of \$200,000 for the 2009 assessment year. Since the market value of the subject has been established, the Illinois Department of Revenue 2009 three year median level of assessment for Cook County Class 2 property of 8.9% will apply. In applying this level of assessment to the subject, the total assessed value is \$17,800.

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.



Chairman



Member



Member



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



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.