



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

APPELLANT: Robert Brown  
DOCKET NO.: 09-26021.001-R-1  
PARCEL NO.: 18-09-302-037-0000

The parties of record before the Property Tax Appeal Board are Robert Brown, 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:** \$ 11,306  
**IMPR.:** \$ 28,744  
**TOTAL:** \$ 40,050

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of 16,750 square foot parcel of land improved with a 55-year old, one and one-half story, frame and masonry, single-family dwelling. The subject is located in Lagrange.

The appellant raised two arguments: that the improvement's size proffered by the county is inaccurate; and that the market value of the subject property is not accurately reflected in the property's assessed valuation as the bases of this appeal.

As to the subject improvement's size, the appellant submitted a residential appraisal report reflecting 2,052 square feet of living area determined via the appraiser's inspection. Moreover, the appraisal report included interior and exterior photographs of the subject's improvement as well as a diagram of the subject's floor plans for the improvement. In contrast, the board of review submitted a copy of a property characteristic printout reflecting 1,877 square feet of living area.

In support of the market value argument, the appellant submitted an appraisal undertaken by Darren Halligan of Halligan

Enterprises. The report indicates Halligan is a State of Illinois certified residential appraiser. The appraiser indicated the subject has an estimated market value of \$450,000 as of November 2, 2009. The appraisal report utilized two traditional approaches to value to estimate the market value for the subject property. The appraisal finds the subject's highest and best use is its present use.

Under the cost approach to value, 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 \$517,540. Less depreciation resulted in a depreciation cost of the improvements at \$322,837. Adding site improvements of \$14,000, resulted in a market value estimate under this approach of \$461,837.

Under the sales comparison approach, the appraiser analyzed the sales of three two-story, frame or frame and masonry single-family dwellings. The properties range: in age from 49 to 58 years and in size from 1,346 to 2,544 square feet of living area. The comparables sold from July 2009 to September 2009 for prices ranging from \$280,000 to \$552,000 or from \$208.02 to \$317.24 per square foot of building area, land included. The appraiser adjusted each of the comparables for pertinent factors. Based on the similarities and difference of the comparables when compared to the subject, the appraiser estimated a value for the subject under the sales comparison approach of \$224.17 per square foot of building area or \$450,000, rounded.

In reconciling the two approaches to value, the appraisal arrived at a final estimate of value for the subject as of November 2, 2009 of \$450,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$45,017 was disclosed. The subject's final assessment reflects a fair market value of \$505,808 when the Illinois Department of Revenue 2009 three-year median level of assessment of 8.9% for Class 2 properties is applied. The board of review lists the subject as containing 1,877 square feet of living area. In support of the subject's assessment, the board of review presented descriptions and assessment information on three suggested comparables located within the subject's subarea. The properties consist of one and one-half story, masonry and frame and masonry, single-family dwellings that range: in age from 54 to 59 years; in size from 1,184 to 2,417 square feet of living area; and in improvement assessments from \$14.61 to \$29.27 per square foot of living area.

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 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> 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 is warranted.

As to the subject's size, the Board finds that the appellant submitted sufficient evidence to establish the subject's size at 2,052 square feet of building area. The appraisal indicates the subject was personally inspected and measured by including the diagram of the building. The board of review was unable to provide any evidence to support their position on the subject's size. Therefore, the Board finds the subject contains 2,052 square feet of living area.

In determining the fair market value of the subject property, the Board finds the best evidence to be the appellant's appraisal. The appellant's appraiser utilized the two traditional approaches to value in determining the subject's market value. The Board finds this appraisal to be persuasive for the appraiser: has experience in appraising; personally inspected the subject property and reviewed the property's history; and used similar properties in the sales comparison approach while providing adjustments that were necessary.

Therefore, the Board finds the subject had a market value of \$450,000 for the 2009 assessment year. Since the market value of this parcel has been established, the Illinois Department of Revenues 2009 three-year median level of assessment of 8.90% for Class 2 will apply. In applying this level of assessment to the subject, the total assessed value is \$40,050 while the subject's current total assessed value is above this amount. 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.

*Donald 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: April 20, 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.