



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

APPELLANT: Joe Redding
DOCKET NO.: 09-28302.001-R-1
PARCEL NO.: 16-14-413-048-0000

The parties of record before the Property Tax Appeal Board are Joe Redding, 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: \$8,275
IMPR.: \$9,473
TOTAL: \$17,748

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a three-story brick single-family townhouse that contains approximately 1,550 square feet of living area. The dwelling was built in 1996 on a concrete slab and features central air conditioning, a two-car garage, and a patio. The property is a Class 2-95 townhome residence under the Cook County Real Property Assessment Classification Ordinance. The improvements are located on a 3,075 square foot site in Chicago, West Chicago Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$100,000 as of May 20, 2010. The appellant also submitted a copy of the board of review final decision wherein the subject's final assessment of \$57,748 was disclosed. The total assessment of the subject property reflects a market value of approximately \$648,854 including land using the 2009 three-year median level of assessments for Class 2 property in Cook County of 8.90%.

The purpose of the appraisal was for property tax appeal and the rights appraised were fee simple. The appraiser developed the

cost approach to value to estimate the subject's market value at \$113,100. Using the sales comparison approach to value, the appraiser examined four sales and one listing of suggested comparable one-story and two-story residences that ranged in age from 4 to over 100 years old and were located within 1.05-mile of the subject. Having adjusted these sales/listing prices for differences from the subject, the appraiser arrived at adjusted sales prices ranging from \$29,100 to \$164,900 to arrive at an estimated market value for the subject of \$100,000. In reconciling the two approaches to value, the appraiser placed most weight on the sales comparison approach.

Based on this evidence the appellant requested the subject's assessment be reduced to \$17,748.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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 the evidence in the record supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted the only evidence of market value in the record. The appellant submitted an appraisal estimating the subject property had a market value of \$100,000 as of May 20, 2010. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. While the appraisal has a valuation date of May 2010, which is 17 months after the valuation date at issue of January 1, 2009, the Property Tax Appeal Board finds the appellant's appraisal is the only substantive evidence of the subject's market value in the record. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property commensurate with the appellant's request.

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: 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.