



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

APPELLANT: Jim Jones
DOCKET NO.: 09-32061.001-R-1
PARCEL NO.: 06-07-210-002-0000

The parties of record before the Property Tax Appeal Board are Jim Jones, the appellant, by attorney Timothy C. Jacobs of Gary H. Smith PC 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:

LAND: \$10,133
IMPR.: \$21,995
TOTAL: \$32,128

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story dwelling of frame construction. The dwelling is approximately 21 years old and contains approximately 2,202 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, two fireplaces, and a three-car attached garage. The subject property is located in Elgin, Hanover Township, Cook County.

The subject property is an owner occupied residence that was the subject matter of appeals before the Property Tax Appeal Board for the prior years under docket numbers 07-25356.001-R-1 and 08-30396.001-R-1. In those appeals the Property Tax Appeal Board rendered decisions lowering the assessment of the subject property to \$32,128 based upon the evidence submitted by the parties.

The Property Tax Appeal Board finds that 2007, 2008, and 2009 are within the same general assessment period for residential property in Hanover Township. (86 Ill.Admin.Code §1910.90(i)).

For the 2009 appeal, the appellant submitted an appraisal to demonstrate the subject was overvalued. The appraiser concluded that the subject property had a market value of \$303,000 as of December 21, 2008.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$34,833 was disclosed. The subject's assessment reflects a fair market value of \$391,382 using the 2009 three year average median level of assessments for class 2 property in Cook County of 8.90% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code §1910.50(c)(2)). The board of review submitted descriptions and assessment information on four equity comparables to demonstrate the subject was being assessed uniformly. The board of review also provided a sale price for one of the comparables. Comparable #3 sold in January 2007 for \$339,000. The board of review also presented a list of twenty properties that sold from March 1990 to January 2006 for prices that ranged from \$162,000 to \$360,000. Descriptive data for these properties was not provided. Based upon 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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds the prior year decisions should be carried forward to the subsequent year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is

based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board takes notice that decisions reducing the subject's 2007 and 2008 assessments have been issued. The record further indicates that the subject property is an owner occupied dwelling and that 2007, 2008 and 2009 are within the same general assessment period for Hanover Township. The record contains no evidence indicating the subject property sold in an arm's length transaction subsequent to the Board's decision or that the assessment year in question is in a different general assessment period. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the Board's prior year's decision plus the application of an equalization factor, if any.

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

Tracy 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: March 21, 2014

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.