



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

APPELLANT: Darryl Hales
DOCKET NO.: 09-32070.001-R-1
PARCEL NO.: 04-28-107-006-0000

The parties of record before the Property Tax Appeal Board are Darryl Hales, 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: \$8,302
IMPR.: \$47,323
TOTAL: \$55,625

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 16 years old and contains approximately 3,836 square feet of living area.¹ Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a two-car garage. The property has an 11,070 square foot site and is located in Glenview, Northfield Township, Cook County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$625,000 or \$162.93 per square foot of living area, land included, as of April 30, 2009. The appraisal was prepared by Richard D. Sabor, a State of Illinois Certified Residential Real Estate Appraiser. In estimating the market value of the subject property, the

¹ Parties differed on size. Given the record, the appraiser's data is accepted as having better support.

appraiser developed the cost and the sales comparison approaches to value.

Under the cost approach, the appraiser estimated the subject had a site value of \$185,000. The appraiser estimated the replacement/reproduction cost new of the improvements to be \$460,847. The appraiser estimated depreciation to be \$32,904 resulting in a depreciated improvement value of \$427,943. The appraiser also estimated the site improvements had a value of \$15,000. Adding the various components, the appraiser estimated the subject property had an estimated market value of \$627,943 under the cost approach to value.

Using the sales comparison approach, the appraiser provided information on three comparable sales and one active listing. The comparables are described as two-story dwellings of frame construction. The comparables range in age from 23 to 38 years and contain from 2,873 to 3,720 square feet of living area. Each comparable has central air conditioning and a two-car garage. Three comparables have full finished basements, and one has a partial unfinished basement. The comparables have sites ranging in size from 9,156 to 11,783 square feet of land area. The three comparables that sold had sale dates from October 2008 to March 2009 and sale prices of either \$578,000 or \$650,000 or from \$174.73 to \$219.97 per square foot of living area, including land. After making adjustments to the comparables for differences from the subject, the appraiser estimated the four comparables had adjusted prices ranging from \$615,300 to \$627,500 or from \$167.55 to \$214.17 per square foot of living area, including land. Based on this data, the appraiser estimated the subject had an estimated value under the sales comparison approach of \$625,000.

In reconciling the two approaches to value, the appraiser gave most weight to the sales comparison approach to value and estimated the subject property had a market value of \$625,000 as of April 30, 2009. Based on this evidence, the appellant's attorney requested that subject's assessment be calculated by applying the 10% ordinance level of assessments for Class 2 residential property in Cook County to the estimate of market value contained in the appraisal report. Based on this record, counsel requested the subject's total assessment be reduced to \$62,500.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$76,171 was disclosed. The subject's assessment reflects a market value of

\$855,854 or \$223.11 per square foot of living area, including land, when applying the 2009 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.90% as determined by the Illinois Department of Revenue.

In support of the subject's assessment the board of review submitted information on four suggested equity comparables that did not address the appellant's market value argument. The board of review also provided a list of ten properties that sold from November 1995 to April 2004 for prices that ranged from \$401,264 to \$760,000. Descriptive data for these sale properties was not provided. 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.

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); 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 that the board of review presented no substantive or descriptive market value evidence. The Board gives no weight to the equity evidence submitted by the board of review as it is not responsive to the appellant's appeal. The board of review provided a list of ten sale properties but no descriptive data for these properties was given.

The Board finds the appellant's appraisal report is the best evidence of the subject's market value as of the January 1, 2009 assessment date. The appraiser estimated a market value of \$625,000 or \$162.93 per square foot of living area, land included, for the subject property as of April 30, 2009. The subject's assessment reflects a market value of \$855,854 or \$223.11 per square foot of living area, land included, using the

2009 three year median level of assessments for Class 2 property in Cook County of 8.90% as determined by the Illinois Department of Revenue. The subject's market value as reflected by its assessment is in excess of the market value estimate contained in the appraisal report.

Based on this record, the Board finds the subject property had a market value of \$625,000 as of January 1, 2009. Since market value has been determined, the 2009 three year average median level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 8.90% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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: March 21, 2014



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.