



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

APPELLANT: L. Cainkar
DOCKET NO.: 09-32251.001-R-1 through 09-32251.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are L. Cainkar, the appellant, by attorney Michael R. Davies of the Law Offices of Michael R. Davies, Ltd., Oak Lawn, Illinois; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-32251.001-I-1	18-24-201-033-0000	1,562	1,376	\$2,938
09-32251.002-I-1	18-24-201-034-0000	1,562	0	\$1,562

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two adjacent parcels with a combined land area of 6,250 square feet. Parcel Number (PIN) 18-24-201-033-0000 is improved with a two-story multi-family dwelling with 2,636 square feet of living area. The building is 69 years old. Features include four apartments, a crawl space foundation and a two-car detached garage. PIN 18-24-201-033-0000 is vacant. The property is located in Summit, Lyons Township, Cook County. The property is classified as a class 2-11 apartment building with 2 to 6 units and class 2-41 vacant land under common ownership with adjacent residence under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation based on a recent sale. In support of this argument the appellant provided evidence that the subject property was purchased in June 2009 for a price of \$45,000. The appellant also submitted a copy of the final decision issued by the board of review establishing a total assessment for the property of \$25,978. The subject's assessment reflects a market value of \$291,888 when applying the 2009 three year average median level of assessments for class 2 property of 8.90% as determined by the Illinois Department of Revenue. (86

Ill.Admin.Code 1910.50(c)(2). Based on this evidence the appellant requested the subject's assessment be reduced to \$4,500.

The board of review did not submit its "Board of Review Notes on Appeal" and evidence in support of its assessed valuation of the subject property. By letter dated April 20, 2012, the Property Tax Appeal Board found the board of review to be in default.

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). 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 the best evidence of market value in the record is the June 2009 sale of the subject property for a price of \$45,000. The Board finds the subject's assessment reflects a market value above the purchase price. 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 rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code 1910.40(a) & 1910.69(a)). Based on this record the Board finds a reduction in the subject's assessment is justified.

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 19, 2013

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.