



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

APPELLANT: Susan A. Aspen
DOCKET NO.: 09-32411.001-R-1
PARCEL NO.: 05-06-201-038-0000

The parties of record before the Property Tax Appeal Board are Susan A. Aspen, the appellant, by attorney Anita B. Mauro, of Thompson Coburn LLP 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: \$ 22,458
IMPR: \$ 58,532
TOTAL: \$ 80,990

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 50-year old, two-story, single-family dwelling of frame and masonry construction. Features of the home include a partial basement, central air conditioning, a fireplace and a two and one-half car garage. The property has a 13,611 square foot site and is located in New

Trier Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted a partial appraisal dated January 1, 2009 as well as a second full appraisal dated January 1, 2007.

The 2009 appraisal report included: color photographs, a copy of a warranty deed, a building schematic, and a letter. The appraiser's letter stated that the scope of his assignment was to determine a 2009 value for the property. It stated that the format is a letter because a full appraisal was completed in 2007. The letter included a one-sentence statement that the subject's highest and best use was as vacant land. Another statement indicated that three recent vacant land sales occurred in Glencoe and that the subject had a vacant land value of \$700,000. Moreover, the color photographs depict a two-story, single-family dwelling on the subject property.

The 2007 full appraisal estimated that the subject property had a market value of \$910,000 as of January 1 2007, while developing the cost and sales comparison approaches to value. Further, this appraisal noted an interior inspection on December 3, 2007 which reflected an improvement size of 2,114 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,841. The subject's assessment reflects a market value of \$1,234,166 when applying the 2009 three year median level of assessment for class 2 property of 8.9% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted unadjusted, raw sales data on four suggested sale comparables.

Conclusion of Law

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. 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 the best evidence of market value and improvement size to be *the 2007 full appraisal submitted by the appellant*. The Board accorded the appellant's 2009 report less weight because the photographs clearly depict an improvement thereon, even though the appraiser's letter tersely stated that the highest and best use of the subject was as vacant land. This latter statement neither unsupported by written evidence nor the appraiser's testimony.

Therefore, Board finds the subject property had a market value of \$910,000 as of the assessment date at issue. Since market value has been established the 2009 three year median level of assessment for class 2 property of 8.9% as determined by the Illinois Department of Revenue 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.

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: January 23, 2015

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.