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

APPELLANT: Audrey Doshi
DOCKET NO.: 09-32937.001-R-1
PARCEL NO.: 22-34-300-031-0000

The parties of record before the Property Tax Appeal Board are Audrey Doshi, 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:

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|---|---|
| **LAND:** | $ 13,416 |
| **IMPR.:** | $ 62,234 |
| **TOTAL:** | $ 75,650 |

Subject only to the State multiplier as applicable.

## ANALYSIS

The subject property consists of 67,082 square feet of land improved with an 18-year old, two-story, masonry, single-family dwelling. The improvement includes a full basement, three full bathrooms, one fireplace, and a three-car garage. The subject's site is located in Lemont Township.

The appellant raised two arguments: that the improvement's size proffered by the county is inaccurate; and that the market value of the subject property is not accurately reflected in the property's assessed valuation as the bases of this appeal.

As to the subject improvement's size, the appellant submitted a residential appraisal report reflecting 5,409 square feet of living area determined via the appraiser's inspection. Moreover, the appraisal report included interior and exterior photographs of the subject's improvement as well as two diagrams of the subject's floor plans. In contrast, the board of review submitted a copy of a property characteristic printout reflecting 5,000 square feet of living area.

In support of the market value argument, the appellant submitted a residential appraisal summary report of the subject property with an effective date of December 31, 2009 undertaken by Thomas

Bollhouse, who holds the designation of Certified Residential Real Estate Appraiser. The appraiser estimated a market value for the subject of $850,000, while developing a land value and sales comparison approach to value.

The appraisal stated that the subject was improved with a detached, single-family dwelling which is a custom-built home with amenities such as: a large deck, balcony central vacuum system, tray ceilings, one fireplace and one double sided fireplace, central air conditioning, and a three-car garage. He opined that the subject was in average condition with modernization. The appraiser estimated the site value at $175,000.

Under the sales comparison approach to value, the appraiser identified four sale comparables and two listed properties. The Board shall not include the two listings in the factual breakdown. The four sales are located within a three and one-half mile radius from the subject as well as sited in the suburb of Lemont, as is the subject. In support of this, the appraisal included a map of the subject's area with the location of the suggested comparables identified thereon. The comparables sold from November, 2008, through May, 2009, for prices that ranged from $770,000 to $1,175,000, or from $156.70 to $238.68 per square foot. The properties were improved with a two-story, masonry or dryvit, single-family dwelling, while the appraiser determined that they were in good or average condition. The properties ranged: in bathrooms from three full and one half-baths to four baths; in actual age from three to ten years; in improvement size from 4,308 to 5,258 square feet of living area; and in land size from 0.39 to 0.93 acres of land. Each property also included a full basement, multiple fireplaces and a multi-car garage. After making adjustments to the suggested comparables, the appraiser estimated the subject's market value was $850,000, rounded. Based upon this data, the appellant requested a reduction in the subject's market value.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was $104,943 for tax year 2009. The subject's assessment reflects a market value of $1,179,135 using the Illinois Department of Revenue median level of assessment for class 2, residential property of 8.90% for tax year 2009.

Beyond this submission, the board of review did not proffer any evidence. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the arguments and reviewing the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

As to the issue of the subject's size, the Board finds that the best evidence was submitted by the appellant via the subject's

appraisal report. Therefore, the Board finds that the subject's improvement contains 5,409 square feet of living area.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331Ill.App.3d 1038 (3rd Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2nd Dist. 2000). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the Board concludes that the appellant has met this burden and that a reduction is warranted.

In determining the fair market value of the subject property, the Board finds the best evidence to be the appellant's appraisal. The Board finds this appraisal to be persuasive for the appraiser personally inspected the subject property and developed a land value as well as the sales comparison approach to value in estimating the subject's market value. Moreover, he utilized market data to obtain improved sale comparables while providing sufficient detail regarding each sale as well as appropriate adjustments where necessary.

Further, the Board finds that the board of review failed to proffer any evidence in support of the subject's accorded market value.

Therefore, the Board finds that the subject property contained a market value of $850,000 for tax year 2009. Since the market value of the subject has been established, the median level of assessment as determined by the Illinois Department of Revenue for class 2, residential property of 8.90% will apply. In applying this level of assessment to the subject, the total assessed value is $75,650, while the subject's current total assessed value is above this amount at $104,943. Therefore, the Board finds that a reduction is warranted.

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: September 21, 2012

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.