



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

APPELLANT: Bret Just
DOCKET NO.: 09-34542.001-R-1
PARCEL NO.: 04-06-101-019-0000

The parties of record before the Property Tax Appeal Board are Bret Just, the appellant(s), by attorney Leonard Schiller, of Schiller Klein PC in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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: \$ 7,067
IMPR.: \$ 120,433
TOTAL: \$ 127,500

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story dwelling of masonry construction with 5,231 square feet of living area. The dwelling is two year old. Features of the home include six and one-half baths, a full finished basement, central air conditioning, four fireplaces, and a three-car garage. The property has a 20,193 square foot site, and is located in Northfield Township, Cook County. The subject is classified as

a class 2-09 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 an appraisal estimating the subject property had a market value of \$1,275,000 as of January 1, 2009 using the cost and sales comparison approaches to value. The sales comparables sold from 2007 through 2009 for unadjusted values ranging from \$217.44 through \$261.13 per square foot, including land. Additionally, the appraiser noted the subject sold in September 2006 for \$1,607,500.

The board of review submitted its "Board of Review-Notes on Appeal" disclosing the total assessment for the subject of \$127,500. The subject's assessment reflects a market value of \$1,432,584, or \$273.86 per square foot of living area, including land, when applying the 2009 three year average median level of assessment 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 its contention of the correct assessment, the board of review submitted information on four equity comparables. The board of review also submitted evidence disclosing the subject property was purchased on September 27, 2006 for a price of \$1,607,500. The board of review also submitted information on four comparable sales that sold in 2009 for unadjusted values ranging from \$264.76 through \$382.39 per square foot, including land.

In rebuttal, the appellant argued that the board of review's sale comparables were unadjusted and therefore not credible.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board does not find the appraisal conclusion submitted by the appellant persuasive as it did not address the subject's

sale that occurred 26 months prior to the valuation date. This sale price was confirmed not only in the appellant's appraisal, but in the board of review's evidence as well, with no evidence that a premium was paid for the subject property. In fact, the subject's sale price at \$298.02 per square foot, including land, is within the range established by the appraiser's and board of review's sale comparables. As the Board finds that the best evidence of the subject's market value is its sale for \$1,607,500 in September 2006, the Board finds an assessment reduction based on the market value submitted into evidence is not 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.



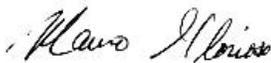
Chairman



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: January 23, 2015



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.