



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

APPELLANT: Evelina Dziedzic
DOCKET NO.: 10-27764.001-R-1
PARCEL NO.: 24-09-202-046-1069

The parties of record before the Property Tax Appeal Board are Evelina Dziedzic, the appellant(s); 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: \$377
IMPR: \$9,010
TOTAL: \$9,387

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a residential condominium unit located in Worth Township, Cook County. The appellant argued that the market value of the subject property is not accurately reflected in its assessed value and that the subject is inequitably assessed as the bases of the appeal.

In support of the market value argument, the appellant included a copy of one page of the settlement statement for the subject indicating the subject sold on August 31, 2010 for \$105,000. In addition, the appellant also included the PTAX-203 Illinois Real Estate Declaration which indicates the subject was advertised for sale. The appellant also included sales information on the sale of three properties located within the subject's condominium building and one unit being actively advertised for sale. The three units sold from November 2010 to January 2011 for prices ranging from \$109,000 to \$145,100.

In addition, the appellant submitted assessment information on the units being actively listed for sale and two additional units located within the subject's building. The comparables have

assessments from \$13.37 to \$13.98 per square foot of living space. The appellant did not provide the percentage of ownership for these comparables. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment of \$17,291. The subject's final assessment reflects a fair market value of \$193,412 using the Illinois Department of Revenue's 2010 three year median level of assessment for class 2 property of 8.94%. The subject's improvement assessment is \$15.78 per square foot of living area using the square footage of 1,072 square feet of living area as provided by the appellant.

In support of the subject's assessment, the board of review also submitted a memo from Dan Michaelides, Cook County Board of Review Analyst. The memorandum shows that five units, or 3.4380% of ownership, within the subject's building sold in 2009 or 2010 for a total of \$643,176. An allocation of 2% or \$12,864 was subtracted from the total sale price for personal property to arrive at a total market value for the building of \$18,333,682. The percentage of ownership for the subject, .977%, was then utilized to arrive at a value for the subject of \$179,120.

The board also submitted a grid listing for each unit in the building: the property identification number; the percentage of ownership; and the assessment. An additional grid provided the percentage of ownership and sales information on the units. As a result of its analysis, the board requested confirmation of the subject's assessment.

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

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 PTAB concludes that the evidence indicates a reduction based on market value is warranted.

The PTAB finds the best evidence of the subject's market value is the sale of the subject in August 2010 for \$105,000. The evidence indicates the subject was listed on the open market. In addition, the appellant's comparables support the subject's sale at market value.

Based on this record the Property Tax Appeal Board finds that the subject property had a market value of \$105,000 for the 2010 assessment year. Since market value has been determined, the 2010 three year median level of assessment is 8.94% for class 2 property as established by the Illinois department of Revenue shall apply and a reduction is warranted. The PTAB finds the subject is equitably assessed.

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: August 23, 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.