FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Douglas Naal
DOCKET NO.: 10-27947.001-R-1
PARCEL NO.: 04-29-100-291-0000

The parties of record before the Property Tax Appeal Board are Douglas Naal, 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:	$ 24,674
IMPR.:	$ 0
TOTAL:	$ 24,674

Subject only to the State multiplier as applicable.

ANALYSIS

The subject consists of 70,519 square feet of vacant land, and it is classified as a 2-41 property under the Cook County Classification of Real Property Ordinance (the "Ordinance"). The Ordinance defines a 2-41 property as "vacant land under common ownership with adjacent residence." The subject's total assessment is $66,993, which equates to a market value of $749,362, or $10.63 per square foot of land, after applying the 2010 Illinois Department of Revenue three year median level of assessment for Class 2 property of 8.94%. The appellant argued that the subject was overvalued as the basis of this appeal.

In support of the market value argument, the appellant submitted a land appraisal report for the subject property with an effective date of January 1, 2010. The appraiser estimated a fair market value for the subject of $276,000 using the sales comparison approach to value. The appraiser also conducted an inspection of the subject.

Also in support of the overvaluation argument, the appellant submitted one sales comparables. This comparable consists of 101,059 square feet of land, which is improved with a two story, frame and masonry, single family dwelling. The comparable sold in July 2011 for $575,000. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The Cook County Board of Review submitted its "Board of Review-Notes on Appeal," wherein the subject's total assessment of $66,993 was disclosed. In support of the subject's assessment, the board of review submitted three suggested sales comparables to show that the subject was not overvalued. Two of the sales comparables were classified as 1-00 vacant land, while one was a class 2-41 property, as is the subject. These comparables were from 12,060 to 13,500 square feet of land. They sold between October 2009 and July 2010 for between $135,000 and $325,000, or $10.70 to $25.91 per square foot of land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued that the board of review's comparables were not similar to the subject for various reasons.

After reviewing the record and considering the evidence, the Property Tax Appeal Board (the "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. Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). 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. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(c). Having considered the evidence presented, the Board finds that the evidence indicates 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 appellant's appraiser utilized the sales comparison approach to value in determining the subject's market value. The Board finds this appraisal persuasive because the appraiser has experience in appraising, personally inspected the subject property, reviewed the property's history, and used similar properties in the sales comparison approach while providing adjustments that were necessary. The Board gives little weight to the board of review's evidence as it was raw sales data that did not make any adjustments for location or market conditions.

Therefore, the Board finds the subject had a market value of $276,000 for the 2010 assessment year. Since the market value of this parcel has been established, the 2010 Illinois Department of Revenue three year median level of assessment for Class 2 property of 8.94% will apply. 86 Ill. Admin. Code

§ 1910.50(c)(2)(A). In applying this level of assessment to the subject, the total assessed value is $24,674, while the subject's current total assessed value is above this amount. 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: October 18, 2013

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.