



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

APPELLANT: Joyce Poole
DOCKET NO.: 11-20558.001-R-1
PARCEL NO.: 02-12-102-062-0000

The parties of record before the Property Tax Appeal Board are Joyce Poole, the appellant(s); 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: \$910
IMPR.: \$16,690
TOTAL: \$17,600

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 1,916 square foot parcel of land improved with a 33-year old, two-story, frame, attached, single-family dwelling. 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 equity argument, the appellant submitted descriptions and assessment information on 14 properties suggested as comparable. The properties are described as two-story, frame, attached, single-family dwellings with various amenities located within the subject's development. The properties are 33-years-old, contain 1,457 square feet of living area, and have improvement assessments from \$12.55 to \$12.58 per

square foot of living area. The appellant also included assessor printouts for three additional properties within the development that have improvement assessments of \$12.55 per square foot of living area.

The appellant included sales information on 12 of the comparables. These properties sold from September 1991 to November 2010 for prices ranging from \$110,000 to \$230,000 or from \$75.49 to \$157.85 per square foot of living area. 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 \$17,600 was disclosed. The improvement assessment is \$16,690 or \$11.46 per square foot of living area. The subject's total assessment reflects a fair market value of \$185,458 or \$127.29 per square foot of living area using the Illinois Department of Revenue's 2011 three year median level of assessment for class 2 property of 9.49%.

In addition, the board of review submitted descriptive, sales, and assessment data on four suggested comparables. These properties are described as two-story, frame, attached, single-family dwellings located within the subject development. The properties are 33-years-old, contain between 1,345 to 1,708 square feet of living area, and have improvement assessment from \$11.39 to \$13.45 per square foot of living area. Two properties sold from July to November 2009 for prices ranging from \$170,000 to \$215,000 or from \$126.39 to \$159.85 per square foot of living area. Based upon this evidence, 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 Board concludes that the evidence indicates a reduction based on market value is not warranted.

The parties presented a total of 14 sales suggested as comparable. The Board finds all the comparables similar to the subject in characteristics; however the Board finds the appellant's comparable #9 and the board of review's sales comparables #3 and #4 closest in sale date to the lien date and most reflective of the market. These properties are 33 years old and range in size from 1,345 to 1,457 square feet of living area. They sold from July 2009 to November 2010 for prices ranging from \$147,000 to \$215,000 or from \$100.89 to \$159.85 per square foot of living area. In comparison, the subject's assessment reflects a market value of \$127.29 per square foot of living area which is within the range of these comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's market value as reflected by the assessment is supported and a reduction based on market value is not warranted

The appellant also contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has not met this burden.

The parties presented a total of 18 properties suggested as comparable. The PTAB finds the appellant's comparables and the board of review's comparable #1 most similar to the subject in size, design, construction, location, amenities and/or age. These properties are 33-years-old, contain 1,457 square feet of living area, and have improvement assessments from \$12.55 to \$12.58 per square foot of living area. In comparison, the subject's improvement assessment of \$11.46 per square foot of living area is below the range of these comparables. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the improvement assessment 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.

Ronald R. Cuit

Chairman

K. L. Fen

Member

Tracy A. Huff

Member

Mario Morris

Member

JR

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: June 20, 2014

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.