



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

APPELLANT: Teresa Labaziewicz
DOCKET NO.: 11-20966.001-R-1
PARCEL NO.: 12-13-403-026-0000

The parties of record before the Property Tax Appeal Board are Teresa Labaziewicz, 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: \$ 3,627
IMPR.: \$ 22,149
TOTAL: \$ 25,776

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 3,720 square foot parcel of land improved with a 54-year old, one and one-half story, masonry, single-family dwelling containing 1,515 square feet of living area. The appellant argued that the market value of the subject property is not accurately reflected in its assessed value as the basis of the appeal.

In support of this argument, the appellant submitted descriptions and sales information on three properties suggested as comparable and located within one mile of the subject. The properties are described as one and one-half story, frame or frame and masonry, single-family dwellings with various amenities. The properties range in age from 59 to 88 years and in size from 1,433 to 2,217 square feet of living area. The

properties sold from June to August 2011 for prices ranging from \$182,000 to \$242,300 or from \$109.29 to \$151.22 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 \$25,776 was disclosed. The subject's total assessment reflects a fair market value of \$271,612 or \$179.28 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 located within the subject's neighborhood. These properties are described as one-story, masonry, single-family dwellings with various amenities. The properties range: in age from 52 to 54 years; in size from 1,080 to 1,290 square feet of living area; and in improvement assessment from \$15.78 to \$18.04 per square foot of living area. These properties sold from May 2009 to July 2011 for prices ranging from \$245,000 to \$262,500 or \$189.92 to \$238.43 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 descriptive and sales information on a total of seven suggested comparables. The Board finds the appellant's comparables #1 and #2 and the board of review's comparable #4 most similar to the subject in age, size, construction, design, and/or location and most reflective of the

market on the lien date. These properties sold from June 2010 to August 2011 for prices ranging from \$182,000 to \$262,500 or from \$116.37 to \$210.34 per square feet of living area, including land. In comparison, the subject property's assessment reflects a market value of \$179.28 per square foot of living area, including land, which is within the range established by the comparables. Therefore, after considering adjustments and the differences in the comparables when compared to the subject, the Board finds the subject's market value is supported and a reduction in the assessment based on market value 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: June 20, 2014



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.