



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

APPELLANT: Ruth Chojnacki
DOCKET NO.: 11-24555.001-R-1
PARCEL NO.: 11-30-311-027-1005

The parties of record before the Property Tax Appeal Board are Ruth Chojnacki, 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: \$2,266
IMPR.: \$12,444
TOTAL: \$14,710

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a residential condominium unit located in Rogers Park Township, Cook County. The appellant argued that the market value of the subject property is not accurately reflected in its assessed value.

In support of the market value argument, the appellant submitted two residential appraisal summary reports of the subject property. The first report is has a market value estimate of \$245,000 as of August 3, 2010. The second report has a market value estimate of \$155,000 as of October 8, 2011. Both appraisals were done for refinancing purposes after the purchase of the subject in August 2009 for \$300,000. The appellant submitted a letter stating she was unable to refinance her home because the subject was no longer valued at the purchase price.

The appellant also included sales information on four other condominium units located in the subject's building or within one mile of the subject. These properties sold from August 2001 to December 2011 for prices ranging from \$65,000 to \$265,000. Based

upon this evidence, the appellant requests a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$31,542. The subject's assessment reflects a market value of \$332,371 using the Illinois Department of Revenue's three-year median level of assessment for class 2, residential property of 9.49% for tax year 2011.

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 two property identification numbers (PINs), or 14.29% of ownership, within the subject's building sold in 2009 for a total of \$345,000. An allocation of 2% was subtracted from the total sale price for personal property to arrive at a total market value for the building of \$2,365,990. The percentage of ownership for the subject, 13.02%, was then utilized to arrive at a value for the subject of \$308,050. The board also submitted a grid listing the PINs, percentage of ownership, and assessments for the building. This document restates the memorandum and lists an assessed value of \$236,599 for the whole building. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant submitted a letter indicating that she did not understand the different values provided by the board of review.

After considering the arguments and reviewing the evidence, 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, 331 Ill.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 appellant has met this burden and that a reduction is warranted.

In determining the fair market value of the subject property, the Board thoroughly considered the parties' evidence and finds the best evidence to be the appellant's second appraisal which has a value estimate closest to the lien date in question. The Board finds this appraisal to be persuasive for the appraiser inspected the subject property and developed the sales comparison approach to value in estimating the subject's market value. Moreover, market data was used to obtain improved sale comparables while providing sufficient detail regarding each sale as well as

appropriate adjustments, where necessary. The Board also finds the appellant's sales comparables support the value estimate in the appraisal.

Therefore, the Board finds that the subject property contained a market value of \$155,000 for tax year 2011. Since the market value of the subject has been established, the median level of assessment as determined by the Illinois Department of Revenue's 2011 three-year median level of assessments for class 2, residential property of 9.49% will apply.

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. 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: March 21, 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.