



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

APPELLANT: Greg Severin
DOCKET NO.: 11-28020.001-R-1
PARCEL NO.: 30-32-308-017-0000

The parties of record before the Property Tax Appeal Board are Greg Severin, 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: \$2,531
IMPR: \$48,00
TOTAL: \$7,331

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2011 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a 6,750 square foot parcel of land improved with a 143-year old, one-story, frame, single-family dwelling containing 1,030 square feet of living area, one bath, air conditioning, and a partial unfinished basement. The property is located in Lansing, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information

on four comparable sales. These properties are described as one-story, masonry, single-family homes with various amenities. The properties range in age from 51 to 56 years and in size from 914 to 1,100 square feet of living area. They sold from August to November 2010 for prices ranging from \$52,000 to \$69,000 or from \$47.27 to \$69.00 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$9,443. The subject's assessment reflects a market value of \$99,505 or \$96.61 per square foot of living area, including land, when applying the 2011 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 9.49% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparables sales. These properties are described as one or one and one-half story, frame, single-family dwellings with various amenities. The properties range in age from 65 to 83 years and in size from 1,191 to 1,334 square feet of living area. They sold from August 2008 to September 2010 for prices ranging from \$99,000 to \$158,000 or from \$78.95 to \$125.00 per square foot of living area.

At hearing, the appellant testified that the subject's assessment is double what they should be based on the suggested comparables. He argued that these comparables were not foreclosure sales based on a review of the multiple listing database sheets. Mr. Severin testified he found the square footage for the comparables from a Zillow website and the county assessor's website.

Mr. Severin testified the subject is located surrounded by non single-family properties with a commercial property on one side and several condominium buildings or apartment buildings on the other sides. He acknowledged that these properties existed when they purchased the subject property.

The board of review's representative, Michael Terebo, argued that the subject's assessment is supported by the board of review's suggested comparables. Mr. Severin argued that the board of review's comparables are all located in areas of single-family homes.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is/is not warranted.

The Board finds the best evidence of market value to be appellant's comparable sales and the board of review comparable sale #1. These comparables sold for prices ranging from \$47.27 to \$78.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$96.61 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is justified.

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: July 18, 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.