



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

APPELLANT: TRB Properties LLC c/o Tom Boney
DOCKET NO.: 11-33027.001-R-1
PARCEL NO.: 17-34-120-030-0000

The parties of record before the Property Tax Appeal Board are TRB Properties LLC c/o Tom Boney, the appellant, by attorney Christopher G. Walsh, Jr. in Chicago, 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: \$7,687
IMPR.: \$23,872
TOTAL: \$31,559**

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 two-story dwelling of frame construction. The dwelling is approximately 17 years old and has 1,827 square feet of living area. Features of the home include a concrete slab foundation, central air conditioning and a fireplace. The property has a 3,075 square foot site and is located in Chicago, South Chicago Township, Cook County. The

subject is classified as a class 2-07 property under the Cook County Real Property Assessment Classification Ordinance.

The subject property was the subject matter of an appeal before the Property Tax Appeal Board for the prior tax year under docket number 10-33069.001-R-1. In this appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$28,500 based upon the evidence submitted by the parties. The Property Tax Appeal Board takes notice that 2010 and 2011 are within the same general assessment period for South Chicago Township. (86 Ill.Admin.Code §1910.90(i)).

The appellant's 2011 appeal is based on recent sale and "PTAB rollover". In support of the recent sale claim, the appellant submitted information disclosing the subject sold on October 8, 2007 for a price of \$285,000. In support of the rollover claim, the appellant submitted a letter and a copy of the Property Tax Appeal Board decision for the 2010 tax year. In the letter, appellant's counsel stated that the rollover was being submitted pursuant to Section 16-185 of the Property Tax Code. Counsel requested that the subject's total assessment be reduced to \$28,500 (\$7,687 for land and \$20,813 for the improvement).

The board of review submitted its "Board of Review Notes on Appeal" wherein the 2011 final assessment of the subject property totaling \$31,559 (\$7,687 for land and \$23,872 for the improvement) was disclosed. The subject's assessment reflects a market value of \$315,590 or \$172.74 per square foot of living area, land included, when applying the 10% level of assessment for class 2-07 residential property pursuant to the Cook County Real Property Assessment Classification Ordinance.

The board of review did not present any comparable properties. However, Roland Lara, a board of review analyst, submitted a supplemental brief. In the brief, the analyst stated that the subject property did not qualify for the owner-occupied exemption because the subject property was owned by a corporation, not an individual. Based on this argument, the board of review requested confirmation of the subject's assessment.

The appellant did not respond to the board of review's assertion that the subject dwelling was not owner-occupied.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over

the parties and the subject matter of this appeal. The appellant contends that pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Property Tax Appeal Board's 2010 decision should be carried forward to the 2011 tax year subject only to equalization.

The Board finds the appellant failed to demonstrate the subject's 2010 assessment as determined by the Property Tax Appeal Board should be carried forward to the 2011 tax year pursuant to section 16-185 of the Property Tax Code. The Board finds the appellant failed to establish that the subject property was an owner-occupied residence. The board of review submitted a statement asserting that because the property was owned by a corporation, the home could not be considered owner-occupied. The board of review stated that section 16-185 of the Property Tax Code was inapplicable in allowing the reduced 2010 assessment to remain in effect for the 2011 tax year. The appellant did not refute this assertion.

Regarding the appellant's recent sale claim, the Board finds the appellant submitted information disclosing the subject sold on October 8, 2007 for a price of \$285,000. The Board finds the subject's sale occurred over three years prior to the assessment date at issue in this appeal and cannot be considered as a valid indicator of current market value.

Based on this record, the Board finds a reduction in the assessment is not 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.

Chairman

K. L. Fen

Member

[Signature]

Member

Mark Albino

Member

Jerry White

Acting 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 26, 2015

[Signature]

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.