



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

APPELLANT: Fred Broberg
DOCKET NO.: 12-20775.001-C-1
PARCEL NO.: 10-36-321-027-0000

The parties of record before the Property Tax Appeal Board are Fred Broberg, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; 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: \$23,828
IMPR.: \$30,547
TOTAL: \$54,375

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story commercial building containing 4,648 square feet of building area on a 6,250 square foot site. The improvement is approximately 80 years old and is divided into nine suites. The subject is located in Chicago, Rogers Park Township, Cook County.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. In support of this overvaluation argument the appellant submitted a grid analysis of three comparable sales. The comparables sold from August 2011 to October 2012 for prices ranging from \$175,000 to \$336,500 or from \$30.79 to \$49.61 per square foot of building area, including land. The appellant also submitted a

copy of the final decision issued by the Cook County Board of Review establishing a total assessment for the subject of \$64,194, which reflects a market value of approximately \$256,776 using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 5-92 property of 25%. Based on this evidence the appellant requested the subject's assessment be reduced to \$54,375.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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 Board further finds the evidence in the record supports a reduction in the subject's assessment.

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. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted three comparable sales in support of the contention that the subject property was not accurately assessed. The comparables sold from August 2011 to October 2012 for prices ranging from \$175,000 to \$336,500 or from \$30.79 to \$49.61 per square foot of building area, including land. The subject property had a total assessment of \$64,194 reflecting a market value of approximately of approximately \$256,776 or \$55.24 per square foot of building area, including land using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 5-92 property of 25%. The subject's assessment reflects a market value greater than the established range as depicted by the evidence submitted by the appellant. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. Based on this record the Property Tax Appeal Board finds a reduction

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in the subject's assessment commensurate with the appellant's request is appropriate.

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.

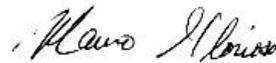
Chairman



Member



Member



Member



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



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.