



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

APPELLANT: Gerardo Gonzalez
DOCKET NO.: 12-23348.001-R-1
PARCEL NO.: 19-21-106-017-0000

The parties of record before the Property Tax Appeal Board are Gerardo Gonzalez, 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: \$ 3,532
IMPR.: \$ 17,536
TOTAL: \$ 21,068

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 2012 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 multifamily apartment building that contains 2,082 square feet of living area. The building is 100 years old. The property has a 4,156 square foot site and is located in Lake Township, Cook County. The subject is classified as a class 2-11 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 a settlement statement and information on four comparable sales. The

settlement statement indicates the subject was purchased in April 2010 for \$65,000. The appellant's appeal form indicates the subject was sold in settlement of an installment contract.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,250. The subject's assessment reflects a market value of \$208,978 or \$100.37 per square foot of living area, including land, when applying the 2012 three year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 9.69% 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 comparable sales.

In written rebuttal, the appellant submitted a letter that indicated he previously submitted three copies of his documents.

The Board notes that the Property Tax Appeal Board sent a letter to the appellant requesting a copy of the appellant's board of review decision. The Board notes the appellant did not submit a copy of the board of review's decision.

Conclusion of Law

The Board finds the appellant did not submit two copies of the decision of the board of review as required by 86 Ill.Admin.Code Section 1910.30 (e).

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant did not submit sufficient evidence to show that the sale of the subject in April 2010 for \$65,000, or \$31.32 per square foot of living area, was at fair cash value. The appellant's comparables indicated a higher price per square foot of living area. They ranged from \$60.95 to \$70.45 per square foot of living area. In addition, the appellant's pleadings indicate the subject was sold in settlement of an installment contract, which calls into question whether the subject's sale was at fair cash value. Since there is not sufficient evidence that the sale of the subject in April 2010 was at fair cash value, the Board finds that the subject is not overvalued and a reduction on this basis is not warranted.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #3 and board of review

comparable sales #3 and #4. These comparables sold for prices that ranged from \$60.95 to \$148.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$100.37 per square foot of living area, including land, which is within 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 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.



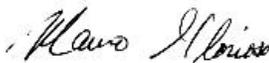
Chairman



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: December 19, 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.