



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

APPELLANT: Jenny Lu & Robert Webster
DOCKET NO.: 12-29840.001-R-1
PARCEL NO.: 16-13-402-046-1016

The parties of record before the Property Tax Appeal Board are Jenny Lu & Robert Webster, 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: \$ 1,237
IMPR.: \$ 9,963
TOTAL: \$ 11,200

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 is improved with a class 2-99 residential condominium unit containing 1,250 square feet of living area and a 5.5% ownership in the four unit building. Features of the unit include two baths, one fireplace, and air conditioning. The

property was constructed in 2000 and is located in Chicago, West Township, Cook County.

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

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,043. The subject's assessment reflects a market value of \$186,202 or \$148.96 per square foot of living area, land included, when using the 2012 three year median level of assessment for Cook County 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 sale comparables and MLS printouts for each comparable which did not include total square footage data.

In rebuttal, the appellant distinguished the board of review's comparables based on location, size, and amenities. Specifically, the appellant stated that all of the board of review's comparables are located in superior neighborhoods and are larger in size which account for the higher sale prices.

At hearing, the appellant reaffirmed the evidence previously submitted.

The board of review analyst, Mr. Joe Power, reaffirmed the evidence previously submitted. Mr. Power testified that all the appellant's sale comparables were compulsory sales. The appellant testified that most of the sales near the subject area are compulsory sales. Lastly, the appellant distinguished the board of review's comparables based on size and location.

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 warranted.

The Board finds the best evidence of market value to be appellant's comparables. The Board finds that the four sale comparables located within one block of the subject are representative of the subject's fair cash value despite being compulsory sales. The comparables are located with the same neighborhood and are similar in size and age. Furthermore, comparable #1 is located in the subject's building. Lastly, the comparables sold within 13 months of the 2012 lien date. These comparables sold for prices ranging from \$80,000 to \$115,250 or from \$57.14 to \$92.41 per square foot of living area, including land. The subject's assessment reflects a market value of \$148.96 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 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: April 24, 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.