



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

APPELLANT: Tim Hill
DOCKET NO.: 14-34951.001-R-1
PARCEL NO.: 13-13-226-011-0000

The parties of record before the Property Tax Appeal Board are Tim Hill, the appellant, by attorney Anthony Lewis, of the Law Offices of Gary H. Smith in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$7,125
IMPR.: \$34,469
TOTAL: \$41,594

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2013 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge the assessment for the 2014 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 two-story multi-family masonry dwelling containing two apartment units and a full basement with finished area. The building is approximately 96 years old and contains approximately 2,895 square feet of living area.¹ The site is approximately 3,750 square feet in size² and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The appraiser claims the subject contains 2,895 square feet of living area and submitted a schematic diagram to support the claim. The board of review claims the subject contains 2,672 square feet of living area but did not submit any evidence to support the claim.

² The board of review claims the site is 3,750 square feet in size. The appraiser claims the site is 3,941 square feet in size subject to survey. Neither party submitted evidence to support their claim.

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 an Appraisal Report estimating the subject property had a market value of \$237,000 or approximately \$81.87 per square foot of building area as of December 17, 2011. The appraiser analyzed five comparables, three of which sold from April to November 2011 and two of which were listings. The five comparables are located from .33 to .65 of a mile from the subject. The comparables ranged in size from 1,958 to 2,956 square feet of living area and each contained 2 apartment units. The comparables have varying degrees of similarity to the subject. They sold or were listed for prices ranging from \$230,000 to \$269,000 or from \$87.41 to \$120.02 per square foot of living area including land. The appraiser adjusted the sale prices based on various factors.

The appellant submitted a copy of the 2013 Property Tax Appeal Board Final Administrative Decision (Docket #13-35239.001-R-1) in which the total assessment was lowered to \$23,700 which reflects a market value of \$237,000 at the 10% level of assessments for class 2 properties or approximately \$81.87 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$23,700.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,594. The subject's assessment reflects a market value of \$415,940 or approximately \$143.68 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. They are described as 2-story frame or masonry multi-family (class 2-11) dwellings that range in size from 2,390 to 2,730 square feet of living area. The comparables range in age from 94 to 99 years old and have varying degrees of similarity to the subject. The board of review did not disclose the number of apartments in each comparable. The comparables are located within .25 of a mile from the subject, one in the same block as the subject. They sold from April 2013 to August 2014 for prices ranging from \$520,000 to \$777,500 or from \$203.96 to \$325.31 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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

The appellant submitted an appraisal estimating the property had a market value of \$237,000 or approximately \$81.87 per square foot of living area as of December 17, 2011. The Board gave less weight to the final opinion of market value in the appraisal report based on the effective date of the appraisal 24 months prior to the subject's assessment date of January 1, 2014 which undermines the credibility of the appraisal report.

The Board gave more weight to the comparables submitted by the board of review. The comparables were similar to the subject in age, style, size, exterior construction and location. They sold proximate in time to the subject's assessment date of January 1, 2014 for prices ranging from \$520,000 to \$777,500 or from \$203.96 to \$325.31 per square foot of living area including land. The subject's assessment reflects a market value of approximately \$415,940 or approximately \$143.68, which is below the range established by the most similar comparables on both a total market value basis as well as a per square foot basis.

Based on this evidence, the Board finds a reduction in the subject's assessment based on overvaluation is not warranted.

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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: _____

CERTIFICATION

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: February 13, 2019



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

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