



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

APPELLANT: Lou Davis
DOCKET NO.: 15-40037.001-R-1
PARCEL NO.: 20-25-203-004-0000

The parties of record before the Property Tax Appeal Board are Lou Davis, the appellant; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, 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: \$5,500
IMPR.: \$1,143
TOTAL: \$6,643

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2015 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 masonry construction with 2,555 square feet of living area. The dwelling is 89 years old. Features of the home include an unfinished basement, and a two-car garage. The property has a 5,000 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-06 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 information on three comparable sales, one of which is located within the same neighborhood code as the subject property. The comparables are similar two-story dwellings of frame or masonry construction containing from 1,988 to 2,427 square feet of living area. The comparables range in age from 92 to 112 years old and feature unfinished basements. Two of the comparables have a fireplace and each comparable has a two-car garage. The

comparables had sale dates ranging from April to November 2014 for prices ranging from \$49,900 to \$53,450 or from \$20.60 to \$26.89 per square foot of living area, land included.

The appellant also marked a recent sale and a recent appraisal on the appeal form as an alternative bases of the appeal. The appellant's submission included information regarding the subject's November 2012 sale for \$50,100. The appellant's appraisal estimated the subject property had a market value of \$46,000 as of August 27, 2012.

Based on this evidence, the appellant requested the subject's land assessment be reduced to \$4,500 and the subject's improvement assessment be reduced to \$540.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,655. The subject's assessment reflects a market value of \$236,550 or \$92.58 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, one of which is located within the same neighborhood code as the subject property. The comparables are two-story dwellings of masonry or frame and masonry construction containing from 2,320 to 2,926 square feet of living area. The comparables range in age from 99 to 122 years old. The comparables have basements, two of which have finished areas, and central air-conditioning. Three comparables have either a one-car or a two-car garage. The comparables had sale dates ranging from May 2013 to December 2015 for prices ranging from \$238,000 to \$460,000 or from \$90.57 to \$198.28 per square foot of living area, land included.

The appellant submitted rebuttal critiquing the board of review's submission. The appellant indicated the board of review's comparables were superior in condition to the subject property because the properties had been upgraded, refinished, and/or renovated prior to their sale. The rebuttal evidence also included the Multiple Listing Services listing sheets for the board of review's comparables.

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 the appellant's comparable sales. These comparables were most similar to the subject in lot size, design, dwelling size, age, foundation, and features. These comparables also sold proximate in time to the January 1, 2015 assessment date at issue. These comparables had sale dates ranging from April to November 2014 for prices

ranging from \$49,900 to \$53,450 or from \$20.60 to \$26.89 per square foot of living area, land included. The subject's assessment reflects a market value of \$236,550 or \$92.58 per square foot of living area, including land, which is above the range established by the best comparable sales contained in this record. The Board gave less weight to the board of review's comparable sales due to their dissimilar features when compared to the subject. In addition, the record shows the comparables were superior due to their upgrades and renovations prior to their sale. Based on this evidence the Board finds a reduction in the subject's assessment is justified.

As to the appellant's disclosure of the subject's 2012 sale and 2012 appraisal, the Board finds this evidence is not recent due its occurrence greater than 25 months prior to the January 1, 2015 assessment date at issue.

As to the appellant's request for a reduction in the subject's land assessment, the Board finds the appellant's comparables have land assessments ranging from \$4,536 to \$6,875. The subject's land assessment of \$5,500 falls within the range of the appellant's comparables.

In conclusion, the Board finds the appellant has proven by a preponderance of the evidence that the subject's assessment is not accurately reflected in its assessed valuation and a reduction in the subject's assessment is 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. 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

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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lou Davis
3473 South King Drive #424
Chicago, IL 60616

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602