



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

APPELLANT: Whitney Blakemore
DOCKET NO.: 07-23029.001-R-1
PARCEL NO.: 14-30-101-005-0000

The parties of record before the Property Tax Appeal Board are Whitney Blakemore, the appellant, by attorney Thomas J. McNulty of Neal, Gerber & Eisenberg in Chicago; 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: \$ 9,093
IMPR.: \$ 26,973
TOTAL: \$ 36,066

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a two-story multi-family dwelling of frame construction containing 3,891 square feet of living area. The building is 104 years old, and it has two apartment units, a slab foundation, and a two-car detached garage. The subject property is located in Chicago, Lake View Township, Cook County.

The appellant submitted evidence before the Property Tax Appeal Board claiming overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted an appraisal report in which a market value of \$350,000 was estimated for the subject property as of July 11, 2006. The appraiser developed the sales comparison approach in order to estimate the market value of the subject property. The appraiser considered three comparable properties that sold from September 2005 to June 2006 for prices that ranged from \$361,000 to \$390,000. The comparable properties are improved with two-story frame multi-family dwellings that are either 98 or 118 years old and range in size from 1,848 to 2,600 square feet of living area. After identifying differences between the comparable properties and the subject, the appraiser made adjustments to the sale prices. As a result, the adjusted sale prices of the comparable properties ranged from \$322,000 to \$371,000. The appellant's

counsel requested that the subject's total assessment be reduced to \$26,635.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$36,066 was disclosed. The subject's assessment reflects a market value of \$359,223 or \$92.32 per square foot of living area, land included, using the 2007 three-year median level of assessments for Cook County Real Property Assessment Classification Ordinance Class 2 property of 10.04% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code 1910.59(c)(2)).

The board of review presented descriptions and assessment information on four comparable properties consisting of two-story frame multi-family dwellings that range in age from 108 to 118 years old. The comparables have the same assigned neighborhood and classification codes as the subject. The dwellings range in size from 3,124 to 3,456 square feet of living area. Three of the comparables have either two or three apartment units, but the board of review did not provide this information for comparable #4. Two dwellings have full unfinished basements, and two have full basements finished with apartments. Each comparable has a garage. These properties have improvement assessments ranging from \$11.70 to \$14.29 per square foot of living area. As part of its evidence, the board of review also disclosed that comparable three sold in May 2006 for \$550,000 or for \$159.14 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Board finds it has jurisdiction over the parties and the subject matter of the appeal. The Board further finds the evidence in the record does not support 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). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value in the record includes the sale of the appraisal's comparable #1 that occurred in June 2006 for \$390,000 and the sale of the board of review's comparable #3 that occurred in May 2006 for a price of \$550,000. The Board gives more weight to these sales because they occurred more proximate in time to the assessment date at issue. The subject's assessment reflects a market value of \$359,223, which

falls below the best sales in the record. Based on the evidence provided, the Board finds no change in the 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario M. Louie

Member

Shawn R. Lerski

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: May 20, 2011

Allen Castrovillari

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.