



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

APPELLANT: Loft Development Corp.
DOCKET NO.: 07-27478.001-C-1 through 07-27478.007-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Loft Development Corp., the appellant(s), by attorney Edwin M. Wittenstein, of Worsek & Vihon in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
07-27478.001-C-1	17-09-320-006-0000	88,540	139,889	\$228,429
07-27478.002-C-1	17-09-320-007-0000	177,080	526,377	\$703,457
07-27478.003-C-1	17-09-320-008-0000	177,080	275,000	\$452,080
07-27478.004-C-1	17-09-321-009-0000	36,000	347	\$36,347
07-27478.005-C-1	17-09-321-010-0000	62,320	582	\$62,902
07-27478.006-C-1	17-09-321-011-0000	68,400	1,288	\$69,688
07-27478.007-C-1	17-09-321-012-0000	68,400	1,297	\$69,697

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 23,300 square feet of land improved with a 108-year old, part three, four, and five-story, masonry constructed, multi-tenant, office building containing 94,815 square feet of gross building area.

The appellant argued that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant's pleadings included a summary appraisal of the subject property with an effective date of January 1, 2006 undertaken by Leslie Allen and Harry M. Fishman, licensed real estate appraisers, and Mitchell Perlow, who holds the designation of MAI and certified general real estate appraiser. The appraisers estimated a market value for the subject of \$4,270,000.

As to the subject, the appraisal indicated that the subject's site was inspected on December 8, 2006 and that the property rights appraised for the subject are the unencumbered fee simple estate. The subject was found to contain 94,815 square feet of gross building area and 91,278 square feet of rentable build area. The appraisal indicated that the building was constructed in 1899 and was in average condition.

The appraisers indicated that the subject's highest and best use as vacant would be to improve the property in conformance with the current zoning restrictions and neighborhood characteristics and that the highest and best use as improved is its existing use cured of all physically deteriorated items for the remainder of its expected life.

The appraisers developed all of the three traditional approaches to value. The appraiser developed the sales comparison, income capitalization, and cost approaches to value.

Under the cost approach, the appraiser analyzed five land sales to estimate the value of the land at \$130.00 per square foot or \$3,030,000, rounded. The reproduction cost new was utilized to determine a cost for the improvement at \$10,903,725. Using the age/life method and Accounting for Functional and External Obsolescence, the appraisers depreciated the improvement by 85% for a value of \$1,635,559. Adding the land value of \$3,030,000 to this amount resulted in a market value estimate under this approach of \$4,665,000, rounded.

Under the income approach, the appraisers reviewed five rental comparables from the market. The comparables rental properties include three to 23-story office buildings. These properties ranged in rental rates from \$14.00 to \$19.50 per square foot on a gross lease basis, while the properties range in rental area from 38,600 to 226,550 square feet. Based upon this data, the appraisers estimated the subject's potential gross income of \$18.00 per square foot or \$1,643,004. Deducting a vacancy and collection loss of 15% and adding income from other sources resulted in an effective gross income of \$1,421,553. Total expenses were estimated at \$771,474 resulting in a net operating income of \$650,474.

Using the band of investment methodology as well as market data, the appraisers estimated a capitalization rate of 9.00% with a tax load of 6.21%. Applying an overall capitalization rate of 15.21% to the estimated net operating income resulted in a final value under the income approach of \$4,275,000, rounded.

Lastly, the sales comparison approach to value, the appraisers utilized five comparables. These comparables sold from May 2003 through June 2006, for prices that ranged from \$6,300,000 to \$14,723,000 or from \$29.08 to \$48.48 per square foot, including land. The properties were zoned for retail or office buildings. They ranged in building size from 94,815 to 440,000 square feet of building area. After making adjustments to the suggested

comparables, the appraisers estimated that the subject's market value was \$45.00 per square foot or \$4,265,000 rounded, as of the assessment date.

In reconciling the approaches, the appellant's appraisers indicated the most weight was accorded to the sales comparison and income capitalization approach to value in reconciling a final value estimate of \$4,270,000 as of January 2007. Based upon this data, the appellant requested a reduction in the subject's market value.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$1,880,142 for the tax year 2007. The subject's assessment reflects a market value of \$4,953,017 or \$52.24 per square foot using the Cook County Ordinance Level of Assessment for Class 5a, commercial property of 38%.

In support of the subject's market value, raw sales data was submitted for five office/retail properties. The data from the CoStar Comps service sheets reflect that the research was licensed to the assessor's office, but filed to indicate that there was any verification of the information or sources of data. The properties sold from May 2003, to December 2007, in an unadjusted range from \$72.24 to \$200.75 per square foot of building area. The properties contained buildings that ranged in size from 89,664 to 107,977 square feet and in age from 87 to 107 years. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the arguments and reviewing the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3d Dist. 2002; Winnbago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d (2d Dist. 2000). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill. Admin. Code 1910.65(c). Having considered the evidence presented, the Board concludes that the evidence indicates a reduction in the subject's assessment is warranted.

In determining the fair market value of the subject property, the Board accorded diminished weight to the properties submitted by the board of review as the evidence provided unconfirmed, raw data on sales.

Therefore, as to the subject's market value, the Board finds the best evidence to be the appellant's appraisal. As to the subject's market value, the Board finds that the appellant's

appraiser utilized all three traditional approaches to value in developing the subject's market value. The Board also finds this appraisal to be persuasive for the appraisers: have extensive experience in appraising and assessing property; personally inspected the subject property; estimated a highest and best use for the property; and utilized market data in undertaking the approaches to value; and lastly, used similar properties in the sales comparison approach while providing sufficient detail regarding each sale as well as adjustments that were necessary.

Therefore, the Board finds that the subject property contained a market value of \$4,270,000 for the tax year 2007. Since the market value of the subject has been established, the Cook County Ordinance level of assessment for Class 5a, commercial property of 38% will apply. In applying this level of assessment to the subject, the total assessed value is \$1,622,600, while the subject's current total assessed value is above this amount at \$1,880,142. Therefore, the Board finds that a reduction is 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.



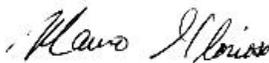
Chairman



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: November 30, 2012



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.