



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

APPELLANT: Claudia Langman
DOCKET NO.: 09-21631.001-R-1
PARCEL NO.: 14-30-119-005-0000

The parties of record before the Property Tax Appeal Board are Claudia Langman, the appellant, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, P.C. 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: \$10,450
IMPR.: \$80,276
TOTAL: \$90,726

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 2009 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 three-story, multi-family dwelling of masonry construction. The dwelling is approximately seven years old and has 5,224 square feet of living area. Features of the dwelling include four apartment units, central air conditioning, and a full basement finished with an apartment. The property has a 2,750 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In Section V - Comparable Sales Grid Analysis, the appellant submitted limited information on four comparable sales. The appellant also submitted sales data sheets with limited descriptive data on four additional comparable sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$90,726. The subject's assessment reflects a market value of \$907,260 or \$173.67 per square foot of living area, including land, when applying the 10% level of assessment for class 2 residential properties under the Cook County Real Property Assessment Classification Ordinance. The subject's market value equates to \$226,815 per apartment unit.

In support of its contention of the correct assessment, the board of review submitted information on four comparables to demonstrate the subject was equitably assessed. The board of review also presented a sale price for one of these comparables. Comparable #1 sold in May 2006 for a price of \$930,000 or \$189.10 per square foot of living area, land included.

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 board of review presented four equity comparables and a sale price for one of these comparables. The Board finds the board of review's equity evidence was not responsive to the appellant's overvaluation argument. The board of review also provided a dated sale price for one of their comparables; comparable #1 sold in May 2006, which was over 2½ years prior to the assessment date. As a result, the Board gave the board of review's evidence little weight.

The appellant submitted limited information on a total of eight comparable sales. The appellant's comparables sold from

February 2007 to November 2008 for prices that ranged from \$190,000 to \$760,000. The comparables had from 4,440 to 6,250 square feet of living area and from two to six apartment units. The Board finds that seven of these comparables were significantly older than the subject, and the appellant did not provide the age for the eight comparable. For comparables #1-#4 on the grid analysis, the appellant did not provide any information regarding the comparables' neighborhood code and foundations. For comparables #5-#8, the appellant submitted sales data sheets which only provided sales information, age, land area, living area, and number of apartment units. Although the appellant's sale properties were not shown to be all that comparable to the subject property, the Board finds that their sale prices on a unit basis support the subject's assessment. The appellant's comparables sold for prices that ranged from \$47,500 to \$380,000 per apartment unit. The subject's assessment reflects a market value of \$226,815 per apartment unit that is within the range established by the appellant's comparable sales. Based on this evidence, the Board finds no reduction in the subject's assessment 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.

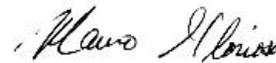
Chairman



Member



Member



Member



Acting 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: June 26, 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.