



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

APPELLANT: 4230 N. Francisco, LLC
DOCKET NO.: 09-25041.001-R-1
PARCEL NO.: 13-13-313-025-0000

The parties of record before the Property Tax Appeal Board are 4230 N. Francisco, LLC, 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 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: \$9,374
IMPR.: \$31,626
TOTAL: \$41,000

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 with 4,188 square feet of building area. The building is approximately 89 years old. Features of the property include three apartments, a full unfinished basement and a 2.5-car detached garage. The property has a 3,906 square foot site 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 (hereinafter "Ordinance").

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales. The comparables ranged in size from 3,520 to 4,446 square feet of building area and each had three units. Four of the buildings were constructed from 1904 to 1928. Comparable #1 was a pending sale with an asking price of \$215,000 or \$48.36 per square foot of building area or \$71,667 per unit, including land. The four remaining comparables sold from July 2009 to December 2009 for prices ranging from \$207,000 to \$410,000 or from \$58.81 to \$102.50 per square foot of building area or from \$69,000 to \$136,667 per unit, including land. The appellant requested the subject's assessment be reduced to \$24,166.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$48,071. The subject's assessment reflects a market value of \$480,710 or \$114.78 per square foot of building area or \$160,237 per unit, including land, when applying the Ordinance level of assessment for class 2-11 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables, one of which sold in November 2007 for a price of \$620,000 or \$164.54 per square foot of building area or \$155,000 per unit, including land. The board of review also submitted a list of twenty sales of class 2-11 properties in the subject's neighborhood. Three of these comparables sold from May 2007 to November 2009 for prices ranging from \$375,000 to \$480,000.

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 appellant submitted information on five comparable sales that sold or was a pending sale for prices ranging from \$207,000 to \$410,000 or from \$58.81 to \$102.50 per square foot of building area or from \$69,000 to \$136,667 per unit, land included. The board of review had one comparable that sold in November 2007 for a price of \$620,000 or \$164.54 per square foot of building area or \$155,000 per unit. The subject's assessment reflects a market value of \$480,710 or \$114.78 per square foot of building area or \$160,237 per unit, including land. Only one comparable had a price per square foot above the market value reflected by the subject's assessment. Furthermore, each of these comparables sold for a price below the market value reflected by the subject's assessment on a per unit basis. Less weight was given the board of review equity analysis because it did not address the appellant's overvaluation argument. Additionally, less weight was given the board of review's list of 20 sales due to the lack of descriptive data which precludes any meaningful comparative analysis. The Board finds, however, that the list included three comparables that sold from May 2007 to November 2009 for prices ranging from \$375,000 to \$480,000, which tend to support the appellant's overvaluation argument. Based on this record the Board finds 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.

Ronald R. Crit

Chairman

K. L. Fan

Member

Richard A. Huff

Member

Mario M. Lino

Member

J. R.

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 21, 2014

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.