



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

APPELLANT: 4247 N. Francisco, LLC
DOCKET NO.: 10-25968.001-R-1
PARCEL NO.: 13-13-314-004-0000

The parties of record before the Property Tax Appeal Board are 4247 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: \$9,300
IMPR.: \$20,050
TOTAL: \$29,350**

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 2010 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 multi-family dwelling of masonry construction with 2,592 square feet of building area. The building was approximately 85 years old. Features of the property include two apartments, a full unfinished basement and a two-car detached garage. The property has a 3,875 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 a minimal descriptive analysis using seven comparable sales that sold from September 2009 to May 2010 for prices ranging from \$85,000 to \$290,000 or from \$58.81 to \$136.48 per square foot of building area or from \$28,333 to \$96,667 per unit, land included. The appellant requested the subject's assessment be reduced to \$11,357.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,675. The subject's assessment reflects a market value of \$346,750 or \$133.78 per square foot of building area or \$173,375 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 comparable sales. The comparables sold from June 2007 to October 2009 for prices ranging from \$205,000 to \$315,000 of from \$65.08 to \$140.44 per square foot of living area, including land.

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 evidence in the record supports a reduction in the subject's assessment is not warranted.

The Board finds the record contains information on 11 comparables submitted by the parties that sold for prices ranging from \$85,000 to \$315,000 or from \$37.88 to \$140.44 per square foot of building area, including land. The subject's assessment reflects a market value of \$346,750 or \$133.78 per square foot of building area, including land. The subject's assessment reflects a market value above all the comparables on a total price basis and only one comparable has a price per

square foot of building area above the subject's value per square foot of building area, including land. The Board finds the best comparable to be board of review comparable #4 which was similar to the subject in age, size, location and features. This property sold in February 2009 for a price of \$315,000 or \$113.23 per square foot of building area, including land. The subject's assessment reflects a value above the best comparable in the record. Based on this evidence 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.



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 21, 2014



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.