



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

APPELLANT: Lillian Sobus
DOCKET NO.: 10-30271.001-R-1
PARCEL NO.: 14-32-109-005-0000

The parties of record before the Property Tax Appeal Board are Lillian Sobus, 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: \$24,000
IMPR.: \$61,140
TOTAL: \$85,140

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 is improved with two buildings. The first building consists of a three-story structure of masonry construction with 2,367 square feet of living area. The building has a full unfinished basement and is approximately 116 years old. The second building is composed of a two-story masonry structure with 1,890 square feet of building area with a full unfinished basement. This building is also approximately 116 years old. The property has a 3,200 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In this appeal the appellant provided an overvaluation analysis with respect to the first building. The appellant submitted a copy of the property details from the Cook County Assessor's Office which stated the parcel contains one or more improvements. In support of this argument the appellant submitted information on seven comparable sales improved with apartment buildings that ranged in size from 2,214 to 2,910 square feet of living area. Comparable #1 was 21 years old and the six remaining comparables ranged in age from 107 to 126 years old. The sales occurred from September 2009 to July 2010 for prices ranging from \$451,500 to \$1,400,000 or from \$161.06 to \$481.10 per square foot of living area, including land. The appellant did not present any analysis with respect to the second building.

The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment of \$122,876. The subject's assessment reflects a market value of \$1,374,452 when using the 2010 three year average median level of assessments for class 2 property of 8.94% as determined by the Illinois Department of Revenue. The appellant requested the subject's assessment be reduced to \$66,938.

The board of review did not timely submit its "Board of Review Notes on Appeal" and evidence in support of the assessment. Nevertheless, the evidence provided by the board of review disclosed the subject property had two improvements and provided a description of the second building.

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 best evidence of market value to be appellant's comparable sales, giving most weight to sales #2 through #6. These comparables sold for prices ranging from \$161.06 to \$239.39 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,374,452 or \$322.87 per square foot of living area, including land, when using the combined building area of the improvements, which is above the range established by the best comparable sales in this record. Less weight was given appellant's sale #1 due to age. Less weight was given appellant's sale #7 as this property appeared to be an "outlier" selling for a unit price of \$481.10 per square foot of living area, including land, significantly

above the range of the other sales provided by the appellant. The board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a) & §1910.69(a)). 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.

Donald R. Cuit

Chairman

[Signature]

Member

[Signature]

Member

[Signature]

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: March 20, 2015

[Signature]

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.