



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

APPELLANT: Webster Vital  
DOCKET NO.: 10-30743.001-R-1  
PARCEL NO.: 26-06-106-022-0000

The parties of record before the Property Tax Appeal Board are Webster Vital, the appellant, by attorney Daniel J. Farley of Law Offices of Terrence Kennedy Jr. 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: \$3,753  
IMPR.: \$20,254  
TOTAL: \$24,007**

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 apartment building of masonry construction with 3,910 square feet of living area. The building is approximately 88 years old. Features of the

building include a full unfinished basement and a 2-car garage. The property has a 4,170 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on June 27, 2007 for a price of \$160,000. The appellant failed to complete Section IV - Recent Sale Data of the residential appeal form to demonstrate the sale had the elements of an arm's length transaction. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,007. The subject's assessment reflects a market value of \$240,070 or \$61.40 per square foot of living area, land included, when applying the level of assessments for class 2-11 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. These comparables sold from May 2007 to January 2009 for prices that ranged from \$215,000 to \$350,000 or from \$46.00 to \$317.03 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 appellant stated on the appeal that the subject property was purchased in June 2007 for a price of \$160,000. Initially, the Board finds the sale of the subject occurred more than two years prior to the assessment date at issue which detracts from the weight that can be given to the purchase price. Second, the

appellant did not fully complete Section IV - Recent Sale Data of the appeal by failing to disclose whether or not the property was exposed on the open market and did not disclose how long the property was exposed on the market prior to the purchase, if at all. Nevertheless, in addition to finding the sale of the subject to be dated, the Board finds the appellant failed to demonstrate the sale had the elements of an arm's length transaction.

The board of review submitted information on four comparable sales that had varying degrees of similarity to the subject property. The board gave less weight to board of review sale #1 and #3 due to the fact these properties sold in May and July 2007, not proximate in time to the assessment date at issue. The two remaining sales sold in July 2008 and January 2009, more proximate in time to the assessment date at issue, for prices of \$215,000 and \$350,000 or for \$46.00 and \$317.03 per square foot of living area, including land. The subject's assessment reflects a market value of \$240,070 or \$61.40 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this record, the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not 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.

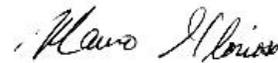
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Chairman



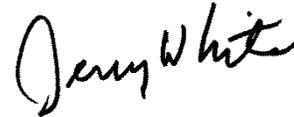
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Acting Member

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



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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.