



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

APPELLANT: Sean Corbett  
DOCKET NO.: 10-33217.001-R-1  
PARCEL NO.: 14-33-328-013-0000

The parties of record before the Property Tax Appeal Board are Sean Corbett, the appellant, by attorney Christopher G. Walsh, 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:** \$12,930  
**IMPR.:** \$55,730  
**TOTAL:** \$68,660

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story multi-family dwelling of frame construction. The dwelling is approximately 142 years old and has 2,498 square feet of living area and a full unfinished basement. Neither party revealed how many apartment units were in the subject dwelling. The subject property has a 1,724 square foot site and is located in Chicago, North Chicago Township, Cook County.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on May 15, 2009 for a price of \$350,000 or \$140.11 per square foot of living area, land included. The appellant partially completed Section IV - Recent Sale Data of the residential appeal form and disclosed the name of the seller, Chicago Title Land Trust Company, and that the subject's sale was not a transfer between related parties. The appellant did not answer the questions that asked if the property had been advertised for sale and for how long. To further document the sale, the appellant submitted a copy of the Illinois Real Estate Transfer Declaration, PTAX-203, disclosing the subject property was purchased in May 2009 for a price of \$350,000. On the transfer declaration, question #7 ("Was the property advertised for sale?") was marked "NO". In a letter that accompanied the appeal, counsel stated the subject had a

market value of \$350,000 and the assessment should be calculated by applying the 10% ordinance level of assessment for Class 2 residential property in Cook County. Based on this record, the appellant requested the subject's assessment be reduced to \$35,000.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$68,660 was disclosed. The subject's assessment reflects a market value of \$768,009 or \$307.45 per square foot of living area, land included, using the 2010 three year average median level of assessments for class 2 property in Cook County of 8.94% as determined by the Illinois Department of Revenue. (86 Ill.Admin.Code §1910.50(c)(2)).

In support of the assessment, the board of review submitted information on four comparable sale properties that are improved with two or three-story multi-family dwellings of frame, masonry, or frame and masonry construction. The dwellings range in age from 90 to 143 years and contain from 1,936 to 5,658 square feet of living area. The comparables have the same assigned neighborhood code as the subject. Two comparables have full unfinished basements, and one comparable has a fireplace. The comparables have sites ranging in size from 1,350 to 4,500 square feet of land area. The comparables sold from January 2007 to October 2010 for prices that ranged from \$375,000 to \$880,000 or from \$140.86 to \$387.40 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is not warranted.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. Fair cash value is defined in the Property Tax Code as "[t]he amount for which a property can be sold in the due course of business and trade, not under duress, between a willing buyer and a willing seller." (35 ILCS 200/1-50). The Supreme Court of Illinois has construed "fair cash value" to mean what the property would bring at a voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing, and able to buy but not forced to do so. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d 428 (1970). A contemporaneous sale between two parties dealing at arm's length is not only relevant to the question of fair cash value but practically conclusive on the issue on whether the assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill.2d 158 (1967). When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); 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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value in the record are the sale prices of board of review comparables #1 and #4. Comparable #1 sold in October 2010 for a price of \$375,000 or for \$187.31 per square foot of living area, land included. Comparable #4 sold in August 2010 for a price of \$880,000 or for \$375.11 per square foot of living area, land included. The board of review submitted evidence indicating that these comparables were very similar to the subject in location, design, age, living area, and foundation. The subject property has an assessment of \$68,660 that reflects a market value of \$768,009 or \$307.45 per square foot of living area, land included. The subject's market value as reflected by its assessment falls between the two best sales in the record.

The Board gives little weight to the May 2009 sale of the subject property. In Section IV - Recent Sale Data of the residential appeal form, the appellant did not know if the property had been advertised for sale and for how long. In addition, question #7 on the real estate transfer declaration ("Was the property advertised for sale?") was marked "NO". As a result, the Board finds that the appellant failed to establish that the subject property was exposed on the open market for a period of time so as to qualify as an arm's length transaction.

The Board also gives little weight to the January 2007 sale of board of review comparable #3. This comparable's sale date was not as proximate in time to the January 1, 2010 assessment date as the sale dates of board of review comparables #1 and #4. The Board also gives little weight to the July 2010 sale of board of review comparable #2. Although this comparable sold proximate in time to the assessment date at issue, this comparable was a three-story building that had substantially more living area than the subject and was not truly comparable to the subject property.

Based on the evidence contained in the record, the Board finds that no change in the 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. Ewert*

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Chairman

\_\_\_\_\_  
Member

*Mark Morris*

\_\_\_\_\_  
Member

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Member

*[Signature]*

\_\_\_\_\_  
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: April 18, 2014

*Allen Castrovillari*

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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.