



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

APPELLANT: Mark Staublin
DOCKET NO.: 11-20789.001-R-1
PARCEL NO.: 14-20-310-030-0000

The parties of record before the Property Tax Appeal Board are Mark Staublin, 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: \$16,740
IMPR.: \$38,326
TOTAL: \$55,066

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 2011 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 a two-story multi-family building of frame construction with 2,902 square feet of building area. The building is approximately 116 years old and has three units. Features of the property include a full basement with an apartment and a two-car detached garage. The property has a 3,100 square foot site and is located in Chicago,

Lake View 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 eight comparables, one of which sold twice, improved with residential apartment buildings that ranged in size from 2,214 to 3,344 square feet of building area. The buildings were constructed from 1887 to 1907 and had three or four units. The sales occurred from October 2009 to November 2010 for prices ranging from \$451,500 to \$598,000 or from \$145.79 to \$242.40 per square foot of building area or from \$112,875 to \$182,000 per unit, including land. The appellant requested the subject's assessment be reduced to \$55,066.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,668. The subject's assessment reflects a market value of \$656,690 or \$226.29 per square foot of building area or \$218,893 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 an equity analysis using information on four comparables.

In rebuttal the appellant asserted the board of review submitted evidence of uniformity but no evidence to support the market value of the subject property.

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 #1, #3, #4, #5 and #7. These comparables were improved with buildings most similar to the subject in size and number of units. These properties sold for

prices ranging from \$145.79 to \$197.13 per square foot of building area or from \$158,333 to \$182,000, per unit, including land. The subject's assessment reflects a market value of or \$226.29 per square foot of building area or \$218,893 per unit, including land, which is above the range established by the best comparable sales in this record. Little weight was given to the board of review equity analysis because it did not address the appellant's overvaluation argument. 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.