



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

APPELLANT: 1472 N. Milwaukee Ltd.  
DOCKET NO.: 11-27921.001-R-1  
PARCEL NO.: 17-06-208-047-0000

The parties of record before the Property Tax Appeal Board are 1472 N. Milwaukee Ltd., 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 in this matter, 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:** \$14,772  
**IMPR.:** \$36,521  
**TOTAL:** \$51,293

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 consists of a three-story mixed use commercial/residential building of masonry construction with 6,320 square feet of building area. The building is approximately 118 years old. Features of the building included four units, a partial unfinished basement and central air conditioning. The property has a 3,110 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-12 mixed use property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on six comparable sales improved with mixed use buildings that ranged in size from 5,500 to 6,720 square feet of building area. The comparables ranged in age from 80 to 127 years old. The sales occurred from March 2008 to January 2010 for prices ranging from \$255,000 to \$725,000 or from \$46.36 to \$123.82 per square foot of building area,

including land. The appellant's evidence also included a map depicting the location of the comparable sales in relation to the subject property. Based on this evidence the appellant requested the subject's assessment be reduced to \$51,923.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,686. The subject's assessment reflects a market value of \$826,860 or \$130.83 per square foot of building area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-12 property of 10%.

In support of its contention of the correct assessment the board of review submitted a copy of the subject's property characteristic printout and information on two comparable properties. The comparables were improved with three-story buildings of masonry construction that had 6,225 and 5,676 square feet of building area, respectively. The buildings were 106 and 105 years old. These properties had improvement assessments of \$77,718 and \$64,533 or \$12.48 and \$11.37 per square foot of building area, respectively.

### **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 only evidence of market value to be the comparable sales submitted by the appellant. These comparables sold for prices ranging from \$255,000 to \$725,000 or from \$46.36 to \$123.82 per square foot of living area, including land. The subject's assessment reflects a market value of \$826,860 or \$130.83 per square foot of living area, including land, which is above the range established by the comparable sales presented by the appellant. The Board gave less weight to the evidence presented by the board of review as this evidence consisted only of the property characteristic printouts providing descriptive and assessment information on two comparables, which did not address the appellant's market value 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: \_\_\_\_\_

**CERTIFICATION**

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 24, 2016



\_\_\_\_\_  
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.