



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

APPELLANT: Kimberly Morgan
DOCKET NO.: 11-28423.001-R-1 through 11-28423.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Kimberly Morgan, the appellant, by attorney Anthony Lewis, of the Law Offices of Gary H. Smith 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-28423.001-R-1	20-22-208-041-1001	1,524	2,976	\$4,500
11-28423.002-R-1	20-22-208-041-1002	1,524	2,976	\$4,500
11-28423.003-R-1	20-22-208-041-1003	1,868	2,632	\$4,500

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-unit, two-story condominium building of masonry construction with a total of 3,446 square feet of living area. The building is 108 years old and has a full finished basement. The property has a 4,097 square foot site and is located in Chicago, Hyde Park Township, Cook County. The property is a class 2-99 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 an appraisal for each unit estimating the market values of \$45,000 or a total value of \$135,000 as of November 5, 2011.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$40,191. The subject's assessment reflects a market value of \$401,910 or \$133,970 per unit, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted an analysis estimating the subject property had a market value of \$948,387 based on the sale of the subject's three units in December 2008 for \$300,000.

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 appraisals submitted by the appellant estimating each unit of the subject had a value of \$45,000 or a total market value of \$135,000 as of November 5, 2011. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board gave less weight to the board of review's evidence of the subject's 2008 sale due to its occurrence greater than two years prior to the January 1, 2011 assessment date. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request is justified.

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.