



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

APPELLANT: Charles Hicks  
DOCKET NO.: 11-28729.001-R-1  
PARCEL NO.: 20-34-203-033-0000

The parties of record before the Property Tax Appeal Board are Charles Hicks, 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 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:** \$7,440  
**IMPR.:** \$14,616  
**TOTAL:** \$22,056

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, multi-family dwelling. The dwelling is approximately 85 years old and has 3,399 square feet of living area. Features of the dwelling include three apartment units, a full unfinished basement and a three-car garage. The property has a 7,440 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 contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted limited information on five comparable sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,056. The subject's assessment reflects a market value of \$232,413 or \$68.38 per square foot of living area, including land, when using the 2011 three year average median level of assessments for class 2 property of 9.49% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue. The board of review submitted information on four equity comparables to demonstrate the subject was being equitably assessed.

### 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 submitted evidence for five comparable sales that sold from June 2009 to March 2010 for prices that ranged from \$20,000 to \$79,900 or from \$5.03 to \$20.06 per square foot of living area, land included. The appellant did not complete section V - Comparable Sales Grid Analysis of the residential appeal form. The appellant failed to identify the comparables' classification codes, proximity to the subject, story height, exterior construction, and features like foundation and garages, if any. The Board finds the appellant did not provide sufficient evidence to establish that these sale properties were actually comparable to the subject. Additionally, the appellant submitted evidence that raised questions regarding the comparables' unusually low sale prices. The appellant submitted sales data sheets with photographs for the five comparables. Based on these photographs, comparables #1, #2 and #4 appear to be boarded-up properties. The appellant's evidence also indicates the comparable sales were the result of foreclosures due to the sales data sheets identifying the sellers as financial entities.<sup>1</sup> The sales data sheets also revealed that only one of the sales (#3) had a listing broker, thus indicating the other four sales may not have been exposed on the open market. The Board finds, due to the lack of substantive data regarding the comparables' characteristics and questions regarding their sale prices, the appellant failed to provide sufficient evidence to challenge the correctness of the assessment so as to shift the burden of proof to the Cook County Board of Review. (86 Ill.Admin.Code §1910.63(a)&(b)). Based on the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

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<sup>1</sup> Bank of New York for Comparables #1 and #2; Judicial Sales Corporation for Comparable #3; Aurora Loan Services for Comparable #4; and Deutsche Bank for Comparable #5.

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.

*Mario Albino*

Chairman

*K. L. Ferr*

Member

*JR*

Member

*Jerry White*

Acting Member

*Robert Hoffmann*

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 22, 2016

*A. Heston*

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.