



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

APPELLANT: Clark Manor Convalescent Center, Inc.  
DOCKET NO.: 12-21528.001-C-3 through 12-21528.003-C-3  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Clark Manor Convalescent Center, Inc., the appellant(s), by attorney Alan D. Skidelsky, of Skidelsky & Associates, 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:

| <b>DOCKET NO</b> | <b>PARCEL NUMBER</b> | <b>LAND</b> | <b>IMPRVMT</b> | <b>TOTAL</b> |
|------------------|----------------------|-------------|----------------|--------------|
| 12-21528.001-C-3 | 11-30-411-005-0000   | 26,687      | 383,730        | \$410,417    |
| 12-21528.002-C-3 | 11-30-411-006-0000   | 26,687      | 383,730        | \$410,417    |
| 12-21528.003-C-3 | 11-30-411-007-0000   | 26,687      | 383,729        | \$410,416    |

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 2012 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 masonry constructed, one and part five-story, skilled-care nursing home with 267 beds and 70,665 square feet of building area. It is part 7 and part 38 years old. The property has a 21,000 square foot site and is located in Rogers Park Township, Cook County. The subject is classified as a class 5 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 estimating the subject property had a market value of \$4,925,000, or \$18,446 per bed or \$69.70 per square foot of building area as of January 1, 2012. In determining the value, the appraiser used the three traditional approaches to value: cost, income, and sales comparison. The appraiser gave the most weight to the income approach to

value wherein the appraiser opined the value of the subject was \$4,925,000. (see appraisal page 84.) The appraiser noted that, "Almost all of the subject property's revenues are based upon reimbursement from the state and federal government." (see appraisal page 55)

The appellant also contends the subject is not equitable assessed. In support of this argument, the appellant submitted eleven properties suggested as comparable to the subject. The properties have assessments that range from \$529,709 to \$2,110,437. These assessments equate to a range in market value per bed from \$18,708 to \$27,087.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,846,636. The subject's assessment reflects a market value of \$7,386,544 or \$27,665 per bed, or \$104.53 per square foot of building area, including land, when applying the 2012 level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25%. In support of its contention of the correct assessment the board of review submitted information on six suggested comparable sales. The sales range in price from \$4,300,000 to \$22,250,000, or from \$115.90 to \$307.18 per square foot of building area, including land.

In written rebuttal, the appellant differentiated the board of review's suggested comparable properties from 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.

Section 10-260 of the Property Tax Code states as follows:

In determining the fair cash value of property receiving benefits from the Low-Income Housing Tax Credit authorized by Section 42 of the Internal Revenue Code, 26 U.S.C. 42, emphasis shall be given to the income approach, except in those circumstances where another method is clearly more appropriate.  
35 ILCS 200/10-260.

Section 10-260 requires the appraiser to give the most emphasis to the income approach. The Board does not find that another method is clearly more appropriate. The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board notes that the appraiser gave the most weight to the income approach to value. The Board finds the subject property had a market value of \$4,925,000, or \$18,446 per bed as of the assessment date at issue, which is within the slightly below the range of the equity comparables submitted by the appellant. Since market value has been established the 2012 level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25% shall apply.

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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Acting 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: December 19, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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