



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

APPELLANT: Charles Hicks
DOCKET NO.: 13-27935.001-R-1
PARCEL NO.: 25-15-407-043-0000

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 in this matter, 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: \$3,292
IMPR.: \$15,943
TOTAL: \$19,235

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 2013 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 two-story multi-family dwelling of masonry exterior construction with 3,360 square feet of living area. The dwelling is approximately 52 years old. Features of the building include a full unfinished basement. The property has a 5,488 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's appeal is based on overvaluation.¹ In support of the overvaluation argument the appellant submitted information on seven sales comparables with the same neighborhood assessment code as the subject property. The comparables are improved with two-story multi-family dwellings of masonry exterior construction that range in age from 44 to 109 years old.

¹ The appellant's evidence included equity comparables, however, the appellant's appeal form was marked as if overvaluation based on comparable sales was the only argument.

The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,616 to 7,916 square feet of living area and are situated on sites ranging from 3,400 to 6,250 square feet of land area. The comparables sold from November 2010 to September 2012 for prices ranging from \$90,000 to \$280,000 or from \$27.71 to \$57.34 per square foot of living area including land. Based on this evidence, the appellant requested the total assessment be reduced to \$12,747.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,235. The subject's assessment reflects a market value of \$192,350 or \$57.25 per square foot of living area, land included, when applying the 10% level of assessment for class 2 residential property pursuant to the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment the board of review submitted information on four sales comparables.² The comparables are improved with two-story multi-family dwellings of masonry exterior construction that range in age from 92 to 119 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,978 to 3,912 square feet of living area and are situated on sites ranging from 3,125 to 6,440 square feet of land area. These comparables sold from May 2012 to December 2012 for prices ranging from \$220,000 to \$258,000 or from \$63.91 to \$79.83 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted 11 comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #2 and #3 due to their difference in dwelling size when compared to the subject property. The Board also gave less weight to the appellant's comparables #4 through #7 due to their older sale date. The Board gave less weight to the board of review's comparable #4 due to its larger dwelling size when compared to the subject property. The Board finds the best evidence of market value in the record to be the appellant's comparable #1 and the board of review's comparables #1, #2 and #3. These comparables sold for prices ranging from \$90,000 to \$258,000 or from \$27.71 to \$79.83 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$192,350 or \$57.25 per square foot of living area including land which falls within the range established by the best comparables in this record. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified.

² The board of review included a grid analysis of four equity comparables which will not be further addressed on this record as the Board finds equity data is not responsive to the appellant's overvaluation argument.

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



Acting 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 23, 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.