



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

APPELLANT: Ingeborg Sarich
DOCKET NO.: 13-33610.001-R-1
PARCEL NO.: 14-32-212-017-0000

The parties of record before the Property Tax Appeal Board are Ingeborg Sarich, the appellant, by attorney Glenn S. Guttman, of Rieff Schramm Kanter & Guttman 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: \$27,552
IMPR.: \$57,316
TOTAL: \$84,868

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 construction with 3,202 square feet of living area. The dwelling is 124 years old. Features of the home include a full unfinished basement two fireplaces and a three-car garage. The property has a 3,936 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of the overvaluation argument the appellant submitted an incomplete appraisal estimating the subject property had an indicated value by the cost approach of \$754,719 as of February 17, 2013.

The appellant contends assessment inequity as an alternative argument. In support of this argument the appellant submitted a grid analysis containing eight comparable properties. The comparables are two-story multi-family dwellings of frame and masonry or masonry construction that range in size from 2,484 to 4,158 square feet of living area. The comparables have improvement assessments ranging from \$32,743 to \$70,935 or from \$13.18 to \$17.27 per square foot of living area.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$77,183 and the subject's improvement assessment be reduced to \$49,631 or \$15.50 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,868. The subject's assessment reflects a market value of \$848,680 or \$265.05 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject has an improvement assessment of \$57,316 or \$17.90 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a sales grid analysis and a separate grid analysis containing equity comparables. The sales grid contained 3 sales of three-story or two-story multi-family dwellings of masonry construction that range in size from 3,150 to 3,733 square feet of living area. The sales occurred from January 2011 to May 2013 for prices ranging from \$860,000 to \$950,000 or from \$230.38 to \$301.59 per square foot of living area, including land.

The equity grid contained 4 comparables of two-story multi-family dwellings of masonry construction that range in size from 2,838 to 3,686 square feet of living area. The comparables have improvement assessments ranging from \$64,504 to \$84,414 or from \$19.23 to \$23.74 per square foot of living area.

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 Board finds the best evidence of market value to be the board of review comparable sale #3. This comparable was most similar to the subject in location, exterior construction, size, features and lot size. The comparable also sold most proximate in time to the assessment date at issue. The board of review comparable sale sold for a price of \$950,000 or \$301.59 per square foot of living area, including land. The subject's assessment reflects a market value of \$848,680 or \$265.05 per square foot of living area, including land, which is supported by the best comparable sale in the record. The Board gave no weight to the incomplete appraisal submitted by the appellant. The appraisal contained only the cost approach section of the appraisal and therefore

is not credible. In addition, on page 3 of the “Additional Comments” section the appraiser disclosed, “This appraisal report is intended for use by the lender/client and/or their assigns for a mortgage transaction only. This report is not intended for any other use.”

Based on this evidence the Board finds a reduction in the subject's assessment is not justified on the grounds of overvaluation.

The taxpayer also contends assessment inequity as a basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the board of review's comparables. These comparables were most similar to the subject in location, style, exterior construction, size, features and lot size. They had improvement assessments that ranged from \$19.23 to \$23.74 per square foot of building area. The subject's improvement assessment of \$17.90 per square foot of building area falls below the range established by the best comparables in this record. The Board gave less weight to the appellant's comparables due to their differences from the subject in age, size and/or features.

Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment on these grounds is not 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



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: February 24, 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 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.