



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

APPELLANT: Paul Edelsberg  
DOCKET NO.: 13-36416.001-R-1  
PARCEL NO.: 20-25-226-023-0000

The parties of record before the Property Tax Appeal Board are Paul Edelsberg, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines, 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:

**LAND:** \$2,940  
**IMPR.:** \$4,060  
**TOTAL:** \$7,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a 2012 final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 mixed-use masonry building consisting of one store and two upstairs apartments. The structure was built in 1920 and contains a total of 7,404 square feet of building area. The property has a 10,000 square foot site and is located in Chicago, Hyde Park Township, Cook County. The property is classified as a class 2-12 building 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 information on the June 2015 sale price of the subject property and completed the Section V grid analysis with data on four comparable sales.

As to the subject's sale price, the appellant completed Section IV of the petition reporting the sale occurred on June 6, 2015 for a price of \$70,000, the parties to the transaction were not

related and the property sold using a realtor. The property was also reportedly advertised using the Multiple Listing Service for a period of 645 days. In further support of the sale price, the appellant provided a copy of the listing sheet depicting an original list price of \$175,000 which was eventually reduced to \$130,000 before the property sold for \$70,000. The remarks noted the property was offered in as-is condition and indicated the property was a “great investment for on-site owner to rehab the apartments for living quarters, plus the possibilities for 5 Retail Store Fronts.” Given the foregoing sales price, the appellant contends this is compelling, if not conclusive evidence of the subject’s market value as of January 1, 2013.

In the Section V grid analysis, the appellant provided data on four comparable properties, none of which are located in the same assessment neighborhood code as the subject. The comparable parcels range in size from 2,800 to 6,900 square feet of land area and are improved with masonry buildings that were built from 1907 to 1926. The comparable buildings range in size from 2,700 to 14,800 square feet of building area and contain from one to sixteen apartments. The comparables sold from March 2011 to December 2015 for prices ranging from \$20,000 to \$105,000 or from \$3.76 to \$7.69 per square foot of building area, including land, or from \$3,125 to \$25,000 per apartment unit.

The appellant also reported that the subject property had a total assessment of \$26,198 reflecting a market value of \$261,980 or \$35.38 per square foot of building area, or \$130,990 per apartment unit, including land, when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%. Based on the foregoing evidence and argument, the appellant requested the subject’s assessment be reduced to \$7,000.

The board of review did not timely submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property and was found to be in default by a letter issued on April 29, 2022.

### **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.

On this limited record, the Board finds the only evidence of market value to be the appellant’s reported purchase price in June 2015 of \$70,000 and the four comparable sales submitted by the appellant. The subject's assessment reflects a market value of \$261,980 or \$35.38 per square foot of building area, or \$130,990 per apartment unit, including land, which is above both the June 2015 sale price and the four comparable sales presented by the appellant that sold for prices ranging from \$3.76 to \$7.69 per square foot of building area, including land, or from \$3,125 to \$25,000 per apartment unit, land included. The board of review did not timely submit any evidence in support of its assessment of the subject property as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and was found to be in default by a letter issued on April 29, 2022 pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86

Ill.Admin.Code §1910.40(a) & §1910.69(a). Finally, the Property Tax Appeal Board has examined the evidence submitted by the appellant and finds that a reduction in the assessed valuation of the subject property is warranted commensurate with the appellant's total request.

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(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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.

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Chairman



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Member



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Member

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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: June 27, 2023



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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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