



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

APPELLANT: Dalian Stewart
DOCKET NO.: 14-27601.001-R-1
PARCEL NO.: 20-15-401-022-0000

The parties of record before the Property Tax Appeal Board are Dalian Stewart, the appellant; 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: \$1,874
IMPR.: \$12,348
TOTAL: \$14,222

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 2014 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 dwelling of masonry exterior construction with 2,068 square feet of living area. The dwelling is approximately 109 years old. Features of the building include a full unfinished basement. The property has a 2,083 square foot site and is located at 6026 S Vernon Ave, Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-10 property under the Cook County Real Property Assessment Classification Ordinance

The appellant's appeal is based on overvaluation. In support of the overvaluation argument, the appellant submitted five sales as comparables for a property located at 9650 S Merrion Ave, Chicago. The comparables consist of 1.5 to 1.9 story dwellings that were constructed in 1949. The dwellings contain 946 or 981 square feet of living area. The comparables sold from August 2013 to April 2014 for prices ranging from \$11,920 to \$31,950 or from \$12.15 to \$33.77 per square foot of living area including land. The submission also included a grid of "Property

Equalization Values" purporting to adjust the comparables. Based on this evidence, the appellant requested the total assessment be reduced to \$1,575.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,222. The subject's assessment reflects a market value of \$142,220 or \$68.77 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 the subject's assessment, the board of review submitted information on four sales comparables. The comparables consist of two-story dwellings of masonry exterior construction that range in age from 109 to 129 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 1,196 to 2,348 square feet of living area and are situated on sites ranging in size from 1,700 to 3,446 square feet of land area. These comparables sold May 2013 and September 2013 for prices ranging from \$150,000 to \$408,000 or from \$74.53 to \$220.18 per square foot of living area including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Counsel for the appellant provided rebuttal evidence arguing the board of review's comparables #1 and #3 were rehabbed. The submission included listing sheets associated with the board of review's comparables.

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 appellant failed to lay any foundation for the adjustments within the property equalization values grid and therefore the Board will give these adjustments no weight and will look solely to the raw sales data. The Board further questions the credibility of the appellant's Property Tax Analysis without any showing of the assessment and/or appraisal qualifications of person(s) who prepared the analysis.

The parties submitted nine comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables due to their newer age, smaller dwelling size and dissimilar design when compared to the subject property. The property analyzed by the appellant in the grid analysis is for a property located at 9650 S Merrion Ave, which is not the subject property as identified on the appeal petition. The Board gave less weight to the board of review's comparable #1 due to its smaller dwelling size when compared to the subject property. The Board finds the best evidence of market value in the record to be the board of review's comparables #2, #3 and #4. These comparables are similar in age, dwelling size, design, exterior construction and features. These comparables sold for prices ranging from \$175,000 to \$408,000 or from \$74.53 to \$220.18 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$142,220 or \$68.77 per square foot of living

area including land which falls below the best sales 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.

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: January 27, 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.