



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

APPELLANT: Michael Karr  
DOCKET NO.: 14-35490.001-C-1  
PARCEL NO.: 19-15-220-040-0000

The parties of record before the Property Tax Appeal Board are Michael Karr, the appellant, by Michael Griffin, Attorney at Law, 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:

**LAND:** \$8,693  
**IMPR.:** \$21,307  
**TOTAL:** \$30,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a 2013 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 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 one-story commercial building of masonry exterior construction currently used as an insurance office with approximately 1,600 square feet of building area. The building was built in 1970 and features include central air conditioning. The property has a 2,675 square foot site and is located in Chicago, Lake Township, Cook County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a 36-page appraisal report of the subject property prepared by Adam Frances Smith, a Certified General Real Estate Appraiser, and Jennifer Soto-Burrell, a Certified General Appraiser. The appraisers utilized the sales comparison approach to value in arriving at an opinion of value for the subject of \$120,000 as of January 1, 2012. The appraisers described the subject as being in average condition and with average functional utility.

The appraisers analyzed four comparable sales of properties that were each improved with one-story stores that range in size from 800 to 1,905 square feet of building area. The comparables were built between 1901 and 1965. The comparables sold between December 2010 and September 2011 for prices ranging from \$65,000 to \$110,000 or from \$46.72 to \$81.25 per square foot of building area, including land. As depicted on page 26 of the report and further described on page 27, the appraisers made adjustments to the comparables for conditions of sale as to appraisal sale #2 which was an REO transaction and made adjustments for differences in building size, land-to-building ratio, utility and/or condition. As a result of this analysis and adjustment of the comparable sales, the appraisers depicted adjusted sales prices ranging from \$70.08 to \$77.78 per square foot of building area, including land. Based on the foregoing data as set forth on page 28 of the report, the appraisers opined a value for the subject "at the higher end of the indicated range, primarily due to its location, condition and due to the fact that Sales 1 and 3 are the most recent sales" and opined a value for the subject of \$75.00 per square foot of building area or \$120,000, including land.

The appellant also reported the subject's total assessment for tax year 2014 of \$40,976 reflecting a market value of \$163,904 or \$102.44 per square foot of building area, including land, when applying the level of assessment of 25% for class 5A property under the Cook County Real Property Assessment Classification Ordinance.

Based on this evidence the appellant was of the opinion the subject had an estimated market value of \$120,000 and argued the assessment be debased by a 25% level of assessment resulting in a revised assessment of \$30,000.

The board of review did not timely submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of 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.

The Board finds the only evidence of market value timely submitted to be the appraisal submitted by the appellant. The appraisal set forth an opinion of value for the subject property of \$120,000 as of January 1, 2012. The subject's assessment reflects a market value of \$102.44 per square foot of building area, including land, which is above the range established by the only comparable sales in this record as depicted in the appraisal report; moreover, the appraisers considered adjustments to those sales and opined a market value for the subject property of \$75.00 per square foot of building area, including land.

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 is found to be in default pursuant to section 1910.69(a) of the Board's rules. 86

Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

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.



Chairman



Member



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: April 21, 2020



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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