



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

APPELLANT: Ohr HaBoker Chicago LLC  
DOCKET NO.: 14-36000.001-R-1  
PARCEL NO.: 25-05-410-025-0000

The parties of record before the Property Tax Appeal Board are Ohr HaBoker Chicago LLC, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Rolling Meadows; 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:** \$2,625  
**IMPR.:** \$3,375  
**TOTAL:** \$6,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2014 tax year. In the prior year's appeal, under Property Tax Appeal Board Docket No. 13-36277.001-R-1, the Property Tax Appeal Board reduced the subject's 2013 assessment to \$60,000 based on a agreement of the parties. 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 construction with 1,175 square feet of living area. The dwelling is approximately 67 years old. Features of the property include a full unfinished basement and a one-car detached garage. The property has a 4,375 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on October 27, 2011 for a price of \$32,000. The name of the seller was Medallion Properties, LLC, as set forth on the settlement statement. The appellant indicated in Section IV – Recent Sale Data of the appeal,

that the parties to the transaction were not related, the property was sold through a Realtor, the property was advertised for sale and was on the market for five days. A copy of the settlement statement provided by the appellant did not disclose any real estate broker fees or commission. The appellant further indicated that \$16,000 was spent on renovation prior to occupancy in April 2012. The appellant's submission also included an affidavit from Jacob Counne, agent of the appellant, attesting to the arm's length nature of the sale.

The appellant also submitted information on four comparable sales improved with two-story dwellings of masonry construction ranging in size from 1,078 to 1,206 square feet of living area. The dwellings range in age from 63 to 68 years old. Three comparables have full basements with one having finished area, one comparable has central air conditioning and each property has a detached garage. The sales occurred from December 2012 to October 2013 for prices ranging from \$32,500 to \$36,000 or from \$26.95 to \$32.47 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$10,027. The subject's assessment reflects a market value of \$100,270 or \$85.34 per square foot of living area, land included, when using the level of assessments for class 2.05 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with two-story dwellings of frame, masonry or frame and masonry construction that range in size from 985 to 1,218 square feet of living area. The dwellings range in age from 65 to 89 years old. Two comparables have basements and two comparables have two-car garages. The sales occurred from June 2011 to December 2013 for prices ranging from \$107,000 to \$140,000 or from \$91.06 to \$129.44 per square foot of living area, including land.

The appellant's counsel submitted rebuttal comments arguing the board of review did not dispute the subject's recent arm's length transaction.

### **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 appellant submitted evidence disclosing the subject property was purchased in October 2011 for a price of \$32,000 and further disclosed that \$16,000 was spent to renovate the subject property after the purchase. Although the sale is somewhat dated, the purchase price, prior to renovation, seems indicative of market value given the four comparable sales submitted by the appellant that sold for prices ranging from \$32,500 to \$36,000 in 2012 and 2013. The Board

gives some weight to the subject's purchase and renovation costs in its determination of the correct assessment of the subject property.

The board of review also submitted comparable sales with varying degrees of similarity to the subject property that sold for prices ranging from \$107,000 to \$140,000 or from \$91.06 to \$129.44 per square foot of living area, including land.

The subject's assessment reflects a market value of \$100,270 or \$85.34 per square foot of living area, land included, which is below the range established by the board of review comparables but greater than the sum of the subject's purchase price and renovation costs.

After considering the evidence provided by the parties and given the fact the parties reached an agreement settling the prior year's assessment, the Board finds that the assessment as established in the prior year's appeal is appropriate and a reduction is accordingly 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. 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



\_\_\_\_\_  
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: February 18, 2020



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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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