



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

APPELLANT: Barbara Jenkins
DOCKET NO.: 15-27826.001-R-1
PARCEL NO.: 14-17-314-040-0000

The parties of record before the Property Tax Appeal Board are Barbara Jenkins, the appellant(s); 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: \$15,625
IMPR.: \$46,328
TOTAL: \$61,953

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 2015 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 is a 110 year-old, two-story apartment building of masonry construction containing 2,298 square feet of living area. Features of the home include a full unfinished basement and a two-car garage. The property has a 3,125 square foot site located in Lake View Township, Cook County. It is a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and overvaluation as the bases of the appeal. In support of the assessment inequity argument, the appellant submitted information on four suggested equity comparables. The appellant submitted a statement that the first floor apartment was not rented due to water damage going back to at least 2013. She contracted to have the leaking roof repaired in 2013 and paid a first installment of \$3,650. However, the contractor did not perform the work. The appellant sued the contractor and obtained a judgment against him on March 26, 2015. The judgment is still not satisfied. The appellant attached color photographs of

the damaged roof, interior first and second floor interior rooms depicting what she stated is water damage. The appellant also stated that the gutters of the property next door are defective and pour water onto the subject. The appellant attached a copy of building code violations against the subject in March 2016 due to water damage. The appellant also stated that the subject had not been renovated since the 1950s and that all mechanical equipment was at least 30 years old. As for the overvaluation argument, the appellant submitted handwritten information that the subject did not generate income in 2015, but that it incurred expenses. The appellant requested a total assessment reduction to \$52,392.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$61,953. The subject property has an improvement assessment of \$46,328, or \$20.16 per square foot of living area. The subject's assessment reflects a market value of \$619,530, or \$269.60 per square foot of living area including land, when applying the 2015 level of assessment of 10.00% for Class 2 property 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 four suggested equity comparables, two of which included sale information.

In rebuttal, the appellant submitted information regarding the four equity comparables submitted by the board of review. The appellant argued that those properties were in superior condition to the subject.

Conclusion of Law

The appellant contends assessment inequity as the 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 appellant submitted evidence that the board of review's equity comparables were in superior condition to the subject. She also submitted photographic evidence of the key characteristics of the subject. However, the appellant disclosed that her four suggested equity comparables had been renovated, whereas the subject had not been renovated. Consequently, the evidence suggests that all equity comparables in the record were in a superior condition to the subject and are the only equity comparable evidence. The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #4, and the board of review's comparables #1, #2, #3 and #4. These comparables had improvement assessments that ranged from \$13.86 to \$25.95 per square foot of living area. The subject's improvement assessment of \$20.16 per square foot of living area falls within the range established by the best comparables in this record. 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 holds that a reduction in the subject's assessment based on assessment inequity is not justified.

The appellant also contends the market value of the subject property is not accurately reflected in its assessed valuation because it did not generate rental income in 2015 but incurred expenses. 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.

In Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d 428 (1970), the Illinois Supreme Court stated:

[I]t is clearly the value of the "tract or lot of real property" which is assessed, rather than the value of the interest presently held by the owner... [R]ental income may of course be a relevant factor. However, it cannot be the controlling factor, particularly where it is admittedly misleading as to the fair cash value of the property involved... [E]arning capacity is properly regarded as the most significant element in arriving at "fair cash value"... [M]any factors may prevent a property owner from realizing an income from property which accurately reflects its true earning capacity; but it is the capacity for earning income, rather than the income actually derived, which reflects "fair cash value" for taxation purposes.

Id. at 430-31.

Actual expenses and income can be useful when shown that they are reflective of the market. Although the appellant made this argument, the appellant did not demonstrate that the subject's actual income and expenses are reflective of the market. To demonstrate or estimate the subject's market value using income, one must establish, through the use of market data, the market rent, vacancy and collection losses, and expenses to arrive at a net operating income reflective of the market and the property's capacity for earning income. The appellant did not provide such evidence and, therefore, the Board gives this argument no weight. The appellant disclosed that the subject incurred damage from at least 2013, two years prior to the lien date; that the building had not been renovated since the 1950s; and that the mechanical equipment was at least 30 years old. The appellant did not submit information to quantify how much, if any, diminution of market value was due to water damage, and what efforts she made to mitigate damages since at least 2013, other than contract to repair the roof. Based on this evidence, the Board finds a reduction in the subject's assessment due to overvaluation 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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



Acting 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: September 22, 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 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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