



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

APPELLANT: John K.C. Tsang
DOCKET NO.: 15-32557.001-R-1
PARCEL NO.: 17-29-413-063-0000

The parties of record before the Property Tax Appeal Board are John K.C. Tsang, the appellant, by attorney Timothy E. Moran, of Schmidt Salzman & Moran, Ltd. 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 **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: \$10,000
IMPR.: \$47,099
TOTAL: \$57,099

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 consists of three improvements situated on one parcel. Dwelling #1 is a two-story multi-family dwelling of masonry exterior construction. Dwelling #1 is approximately 127 years old and has 2,036 square feet of living area. Features include a full finished basement. Dwelling #2 is a two-story multi-family dwelling of frame exterior construction. Dwelling #2 is approximately 121 years old and has 1,472 square feet of living area. Features included a full unfinished basement. Dwelling #3 is a one-story dwelling of masonry exterior construction. Dwelling #3 is approximately 126 years old and has 1,180 square feet of living area. Features of the home include a full finished basement.¹ The property has a 4,000-square foot site and is located in Chicago, South Chicago Township, Cook County. The subject is classified as class 2-11, 2-11 and 2-03 properties under the Cook County Real Property Assessment Classification Ordinance.

¹ The appellant's grid analysis reports that all three dwellings have 2,036 square feet of living area.

The appellant contends assessment inequity and overvaluation as the bases of the appeal. In support of the inequity argument the appellant submitted information on five equity comparables for dwelling #1. The comparables are located within the same neighborhood code as the subject property and consist of two-story multi-family dwellings that range in age from 112 to 127 years old. The dwellings range in size from 1,880 to 2,058 square feet of living area and have improvement assessments ranging from \$12,792 to \$15,070 or from \$6.69 to \$7.66 per square foot of living area.

The appellant also submitted information on five equity comparables for dwelling #2. The comparables are located within the same neighborhood code as the subject property and consist of two-story multi-family dwellings that range in age from 117 to 137 years old. The dwellings range in size from 1,344 to 1,496 square feet of living area and have improvement assessments ranging from \$9,476 to \$11,543 or from \$7.05 to \$8.22 per square foot of living area.

Furthermore, the appellant submitted information on five equity comparables for dwelling #3. The comparables are located within the same neighborhood code as the subject property and consist of one-story dwellings that range in age from 124 to 132 years old. The dwellings range in size from 1,141 to 1,250 square feet of living area and have improvement assessments ranging from \$9,666 to \$10,790 or from \$8.22 to \$9.03 per square foot of living area.

In support of the overvaluation argument, the appellant disclosed the subject was purchased on July 15, 2014 for a price of \$260,000. To document the sale, the appellant submitted a copy of the Settlement Statement. Based on this evidence, the appellant requested the total assessment be reduced to \$26,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$57,099. The subject's assessment reflects a market value of \$570,990 or \$121.80 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. Dwelling #1 has an improvement assessment of \$20,437 or \$10.03 per square foot of living area, dwelling #2 has an improvement assessment of \$14,637 or \$9.94 per square foot of living area and dwelling #3 has an improvement assessment of \$12,025 or \$10.19 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables for dwelling #1. The comparables are located within the same neighborhood code as the subject property and consist of two-story multi-family dwellings that are 127 years old. The dwellings range in size from 1,900 to 2,156 and have improvement assessments ranging from \$19,507 to \$21,730 or from \$10.07 to \$10.27 per square foot of living area.

The board of review also submitted information on three equity comparables for dwelling #2. The comparables are located within the same neighborhood code as the subject property and consist of two-story multi-family dwellings that range in age from 90 to 122 years old. The dwellings range in size from 1,360 to 1,680 square feet of living area and have improvement

assessments ranging from \$14,810 to \$17,216 or from \$10.25 to \$11.13 per square foot of living area.

Furthermore, the board of review submitted information on four equity comparables for dwelling #3. The comparables are located within the same neighborhood code as the subject property and consist of one-story dwellings that range in age from 48 to 147 years old. The dwellings range in size from 1,045 to 1,344 square feet of living area and have improvement assessments ranging from \$11,668 to \$16,579 or from \$10.57 to \$15.87 per square foot of living area.

The board of review failed to provide any sales data in order to address the appellant's overvaluation argument, but provided a brief to its notes on appeal. In the brief the board of review argued the sale of the subject property should be given no weight because the appellant failed to provide evidence of the arm's length transaction.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends in part 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 on this basis.

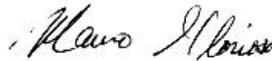
The Board gave little weight to the appellant's sale. The Board finds that the appellant failed to disclose if the property was advertised for sale, the manner on how it was advertised and the length of time on the market, which are important elements when demonstrating the sale had the elements of an arm's length transaction. 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 on this basis.

The taxpayer also 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 on this basis.

The Board finds the appellant's comparables and the board of review's comparables are similar when compared to the subject in location, age, size, dwelling design and other features. Dwelling #1 comparables had improvement assessments ranging from \$6.69 to \$10.27 per square foot of living area. Dwelling #1's improvement assessment of \$10.03 per square foot of

living area falls within the range established by the comparables in this record. Dwelling #2 comparables had improvement assessments ranging from \$7.05 to \$11.13 per square foot of living area. Dwelling #2's improvement assessment of \$9.94 per square foot of living area falls within the range established by the comparables in this record. Dwelling #3 comparables had improvement assessments ranging from \$8.22 to \$15.87 per square foot of living area. Dwelling #3's improvement assessment of \$10.19 per square foot of living area falls within the range established by the 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 a reduction in the subject's assessment is not justified on this basis.

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

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 19, 2018



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

John K.C. Tsang, by attorney:
Timothy E. Moran
Schmidt Salzman & Moran, Ltd.
111 West Washington Street
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602