



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

APPELLANT: Matthew Linderman  
DOCKET NO.: 15-32585.001-R-1  
PARCEL NO.: 17-18-316-053-0000

The parties of record before the Property Tax Appeal Board are Matthew Linderman, 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 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:** \$9,450  
**IMPR.:** \$30,711  
**TOTAL:** \$40,161

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 a two-story multi-family dwelling of masonry exterior construction with 3,018 square feet of living area. The building is approximately 132 years old. Features include a full basement finished as an apartment and a one-car detached garage. The property has a 3,150-square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 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 inequity argument the appellant submitted information on five equity comparables. Three comparables are located within the same neighborhood code as the subject property. The comparables consist of four, 2-story and one, 3-story multi-family dwelling that are 132 and 137 years old. The comparables had features with varying degrees of similarity

when compared to the subject. The dwellings range in size from 2,823 to 3,077 square feet of living area and have improvement assessments ranging from \$28,313 to \$31,311 or from \$9.62 to \$10.30 per square foot of living area.

In support of the overvaluation argument, the appellant disclosed the subject was purchased on November 14, 2012 for a price of \$301,000. To document the sale, the appellant submitted a copy of the Closing Statement and the Escrow Trust Disbursement Statement. Based on this evidence, the appellant requested the total assessment be reduced to \$40,161.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,716. The subject's assessment reflects a market value of \$437,160 or \$144.85 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. The subject property has an improvement assessment of \$34,266 or \$11.35 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the same neighborhood assessment code as the subject property. The comparables consist of two-story multi-family dwellings that range in age from 127 to 137 years old. The comparables had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,827 to 3,150 square feet of living area and are situated on sites ranging in size from 3,150 to 3,950 square feet of land area. The comparables have improvement assessments ranging from \$35,276 to \$36,728 or from \$11.35 to \$12.71 per square foot of living area. Comparables #2 and #4 sold in December 2012 and June 2013 for prices of \$265,000 and \$327,000 or \$84.13 and \$105.25 per square foot of living area including land.

The board of review also submitted three comparable sales located within the same neighborhood code as the subject property. The comparables consist of one, 2-story and two, 3-story multi-family dwellings that range in age from 16 to 139 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings contain 2,773 and 2,828 square feet of living area and are situated on sites ranging in size from 2,178 to 3,125 square feet of land area. The comparables sold from September 2013 to September 2014 for prices ranging from \$635,000 to \$725,000 or from \$224.54 to \$261.45 per square foot of living area including land. 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 met this burden of proof and a reduction in the subject's assessment is warranted on this basis.

The Board finds the best evidence of market value to be the board of review's comparables #2 and #4 listed in the board of review's Equity Grid Analysis. The Board gave less weight to the appellant's November 2012 sale date. 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. Additionally, the Board gave less weight to the board of review's sale #2 and #3 due to their newer age and difference in design when compared to the subject property. Based on this record, the Board finds the subject's assessment was not reflective of market value and thus a reduction in the subject's assessment commensurate with the appellant's request is 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 parties submitted eight equity comparables for the Board consideration. After considering the subject's assessment reduction granted based on the appellant's overvaluation claim, the Board finds no further reduction is warranted 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

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