



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

APPELLANT: Danny Cardos
DOCKET NO.: 15-35006.001-R-1
PARCEL NO.: 13-27-117-004-0000

The parties of record before the Property Tax Appeal Board are Danny Cardos, 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: \$4,680
IMPR.: \$22,935
TOTAL: \$27,615

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 2,610 square feet of living area. The dwelling is approximately 93 years old. Features include a full finished basement and a two-car detached garage. The property has a 3,600-square foot site and is located in Chicago, Jefferson 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 located within the same neighborhood code as the subject property.¹ The comparables consist of

¹ The appellant failed to submit photographic evidence for comparables #2 and #5. Photographic evidence was submitted for properties located at 4517 W Wrightwood Ave and 4554 W Diversey Ave.

two-story multi-family dwellings that range in age from 59 to 102 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,452 to 2,772 square feet of living area and are situated on sites that range in size from 3,600 to 7,500 square feet of land area. The comparables have improvement assessments ranging from \$4,446 to \$22,899 or from \$1.63 to \$8.26 per square foot of living area.

In support of the overvaluation argument, the appellant disclosed the subject was purchased on September 2, 2014 for a price of \$159,000. To document the sale, the appellant submitted a copy of the Settlement Statement which revealed the amount of Broker's Fees paid at settlement. The appellant also submitted a copy of the Owner's Policy of Title Insurance. Based on this evidence, the appellant requested the total assessment be reduced to \$15,900.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,615. The subject's assessment reflects a market value of \$276,150 or \$105.80 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. The subject property has an improvement assessment of \$22,935 or \$8.79 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 92 to 97 years old. The comparables had varying degrees of similarity when compared to the subject. The dwellings range in size from 2,544 to 2,784 square feet of living area and are situated on sites that contain 3,600 or 3,630 square feet of land area. The comparables have improvement assessments ranging from \$25,257 to \$26,490 or from \$9.52 to \$9.94 per square foot of living area.

The board of review also submitted four comparable sales located within the same neighborhood code as the subject property. The comparables consist of two-story multi-family dwellings that range in age from 92 to 102 years old. The comparables had features with varying degrees of similarity when compared to the subject. The dwellings range in size from 2,220 to 2,634 square feet of living area and are situated on sites ranging in size from 3,630 to 3,750 square feet of land area. The comparables sold from August to November of 2015 for prices ranging from \$302,000 to \$375,000 or from \$121.59 to \$168.92 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 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 best evidence of market value to be the board of review's comparables #1, #2 and #3. These properties sold proximate in time to the January 1, 2015 assessment date at issue and were similar to the subject in location, age, dwelling size, design, exterior construction and/or other features. The comparables sold for prices ranging from \$302,000 to \$347,000 or from \$121.59 to \$131.74 per square foot of living area, including land. The subject's total assessment reflects a market value of \$276,150 or \$105.80 per square foot of living area, including land which falls below the range established by the best comparables in this record. The Board gave little weight to the subject's September 2014 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 #4 due to its smaller dwelling size when compared to the subject property. 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 parties submitted nine equity comparables for the Board consideration. The Board finds the appellant's comparable #1 and the board of review's comparables are more similar when compared to the subject in location, age, size, dwelling design, exterior construction and other features. These comparables had improvement assessments ranging from \$8.10 to \$9.94 per square foot of living area. The subject's improvement assessment of \$8.79 per square foot of living area falls within the range established by the best comparables in this record. The Board gave less weight to the appellant's comparables #3 and #4 due to their dissimilar foundation and/or newer age when compared to the subject property. Less weight was also given to the appellant's comparable #2 as this property appears to be an outlier when comparing its improvement assessments to the other comparables in this record. Furthermore, the Board gave less weight to the appellant's comparable #5 due to the lack of descriptive information provided in the grid analysis. Photographic evidence was not submitted for this comparable. 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



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: July 17, 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

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