



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

APPELLANT: Jan Reardon
DOCKET NO.: 15-40608.001-R-1
PARCEL NO.: 14-05-100-024-0000

The parties of record before the Property Tax Appeal Board are Jan Reardon, the appellant, by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines, 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: \$23,716
IMPR.: \$37,752
TOTAL: \$61,468

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2014 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 construction with 3,798 square feet of living area. The dwelling is approximately 101 years old. Features include a full unfinished basement and a three and one-half car garage. The property has a 5,929 square foot site and is located in Chicago, Lake View 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 overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales, one of which was located within the same neighborhood code as the subject property. The comparable parcels contain either 4,125 or 4,299 square feet of land area. Each parcel is improved with a two-story multi-family masonry dwelling. Three of the comparables were 88 to 101 years old; no age was provided for

comparable #4. The dwellings range in size from 4,632 to 6,204 square feet of living area. Each comparable has a full unfinished basement and two comparables each have two-car garages. The comparables had sale dates ranging from February 2013 to January 2014 and sold for prices ranging from \$355,000 to \$499,000 or from \$57.22 to \$104.70 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 \$61,468. The subject's assessment reflects a market value of \$614,680 or \$161.84 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales, each of which is located in the same neighborhood code as the subject property. The comparable parcels range in size from 4,080 to 4,999 square feet of land area. Each parcel is improved with two-story or three-story masonry dwellings ranging in age from 103 to 112 years old. The dwellings range in size from 3,552 to 4,348 square feet of living area. Each comparable has a full basement, one of which has finished area, and three comparables each have two-car garages. The comparables had sale dates ranging from April 2014 to November 2015 and sold for prices ranging from \$800,000 to \$1,000,000 or from \$190.89 to \$256.94 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 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.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #4 due to their substantially larger dwelling sizes when compared to the subject dwelling.

The Board finds the best evidence of market value to be appellant's comparable sale #3 and the board of review comparable sales. These comparables sold between June 2013 and November 2015 for prices ranging from \$485,000 to \$1,000,000 or from \$104.70 to \$256.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$614,680 or \$161.84 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering adjustments and the differences in the

best suggested comparables when compared to the subject property, the Board finds a reduction in the subject's assessment 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(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: December 23, 2019



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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