



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

APPELLANT: Nichols Partners LLC
DOCKET NO.: 16-24295.001-R-1
PARCEL NO.: 02-01-200-066-0000

The parties of record before the Property Tax Appeal Board are Nichols Partners LLC, the appellant, by attorney Noah J. Schmidt, 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: \$1,553
IMPR.: \$46,849
TOTAL: \$48,402

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 2016 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 3-story, multi-family dwelling of masonry construction. The dwelling is approximately 37 years old and has 6,567 square feet of living area. Features of the dwelling include six apartment units and a concrete slab foundation. The property has a 3,106 square-foot site and is located in Arlington Heights, Palatine 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 with the same classification code as the subject. Three of the comparables have the same neighborhood code as the subject. The comparables are improved with one, 3-story and four, 2-story dwellings of frame or masonry construction. The dwellings are from 36 to 102

years old and contain from 2,116 to 6,137 square feet of living area. The comparables have three or six apartment units. The 2-story dwellings have full finished basements, and the 3-story dwelling does not have a basement. One of the comparables has two fireplaces and a 2½-car garage. The comparables have improvement assessments that range from \$11,457 to \$39,998 or from \$5.15 to \$6.97 per square foot of living area.

In support of the overvaluation argument, the appellant's attorney argued the subject property should have a market value of \$301,332. The appellant's attorney presented the subject's income and expenses for 2013 through 2015. According to the appellant's attorney, the subject had gross income ranging from \$54,212 to \$58,397 and allowable expenses ranging from \$19,305 to \$24,760. Counsel determined the subject's stabilized 2016 pro forma net operating income was \$38,902. The attorney used a 12.91% capitalization rate (which apparently included an effective tax rate of 2.91%) to arrive at an indicated market value of \$301,332. Based upon this estimate of value, the attorney requested the subject's assessment be reduced to \$30,133.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$48,402 was disclosed. The subject's assessment reflects a market value of \$484,020 or \$73.70 per square foot of living area, land included, when applying the statutory 10% level of assessments for class 2 property in Cook County. The subject property has an improvement assessment of \$46,849 or \$7.13 per square foot of living area.

The board of review presented descriptions and assessment information on four comparable properties that have the same neighborhood and classification codes as the subject. The comparables are located on the same block as the subject property. The comparables are improved with four, 3-story dwellings of masonry construction. The dwellings are 37 years old, and each has 6,567 square feet of living area. The board of review did not provide the number of apartment units for each comparable; however, the dwellings were described as having six full bathrooms like the subject. Each comparable has a concrete slab foundation. The comparable properties have improvement assessments that range from \$47,936 to \$48,082 or for either \$7.30 or \$7.32 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends in part assessment inequity as one of the bases 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 based upon inequity is not warranted.

The Board finds the parties presented assessment data on a total of nine suggested comparables. The appellant's comparables received reduced weight in the Board's analysis for a variety of reasons. The appellant's comparables #2 through #5 have significantly less living area than the

subject; comparables #1 through #4 are 2-story dwellings, not 3-story like the subject; the appellant's comparables #3 and #4 are located in a different neighborhood; and comparable #2 is much older and has frame exterior construction, not masonry like the subject.

The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review. The Board finds these comparables are located on the same block as the subject and are very similar to the subject in their 3-story design, masonry construction, age, living area and concrete slab foundation. The board of review comparables have improvement assessments of either \$7.30 or \$7.32 per square foot of living area. The subject's improvement assessment of \$7.13 per square foot of living area falls below the per-square-foot range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, 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 based on inequity is not justified.

The appellant also argued overvaluation as an alternative basis of the appeal. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). 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 subject's total assessment of \$48,402 reflects a market value of approximately \$484,020 or \$73.70 per square foot of building area, land included, when applying the 10% level of assessments for class 2 property in Cook County.

The appellant's counsel formulated an overvaluation argument using the subject's actual income and expenses from 2013 through 2015. The Board finds unconvincing the appellant's argument that the subject's assessment is excessive when applying an income approach based on the subject's actual income and expenses. This argument is not supported by evidence in the record. In Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d 428 (1970), the court stated:

[I]t is the value of the "tract or lot of real property" which is assessed, rather than the value of the interest presently held. . . [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".

Many factors may prevent a property owner from realizing an income from property that 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. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d at 431.

Actual expenses and income can be useful when shown that they are reflective of the market. The appellant did not demonstrate through any documentation or an expert appraisal witness that the subject's actual income and expenses are reflective of the market. To demonstrate or estimate the subject's market value using an income approach, as the appellant attempted, 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. Further, the appellant must establish through the use of market data a capitalization rate to convert the net income into an estimate of market value. The appellant did not provide such evidence; therefore, the Property Tax Appeal Board gives this argument no weight.

The Board further finds it questionable that the appellant's counsel developed the "income approach" rather than an expert in the field of real estate valuation. The Board finds that an attorney cannot act as both an advocate for a client and also provide unbiased, objective opinion testimony of value for that client's property. (See 86 Ill.Admin.Code 1910.70(f)).

Based on this record, the Board finds a reduction to the subject's assessment based on 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(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

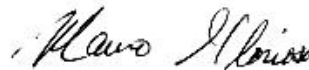
Member

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: August 20, 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

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