



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

APPELLANT: Steven Siegel
DOCKET NO.: 16-24870.001-R-1
PARCEL NO.: 10-11-411-037-0000

The parties of record before the Property Tax Appeal Board are Steven Siegel, the appellant, by attorney Scott L. David, of Much Shelist 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: \$7,500
IMPR.: \$40,000
TOTAL: \$47,500

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 1.5-story¹ dwelling of masonry exterior construction with 2,416 square feet of living area. The dwelling is approximately 91 years old. Features of the home include a full finished basement, central air conditioning, a fireplace and a 2-car garage. The property has a 6,000 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-04 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 an appraisal estimating the subject property had a market value of \$475,000 as of January 1, 2016. The appraisal was prepared by David Barros, a certified general real

¹ Photographs provided by the appellant and board of review appear to depict a 1.5-story dwelling, despite the appellant claiming the design to be 1-story.

estate appraiser. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value.

The appraiser analyzed four comparable sales located in Evanston, Illinois. The comparables consist of one, 1-story, one, multi-level and two, 2-story² dwellings that were built from 1909 to 1940. The dwellings range in size from 1,585 to 1,825 square feet of living area and are situated on sites ranging in size from 5,500 to 7,800 square feet of land area. The comparables sold from June 2015 to August 2016 for prices ranging from \$307,500 to \$339,000 or from \$184.13 to \$202.90 per square foot of living area, including land. The appraiser made adjustments to each comparable for differences from the subject property to arrive at final modified prices ranging from \$185.05 to \$202.49 per square foot of living area.

Based on this evidence, the appellant requested the total assessment be reduced to \$47,500 which would reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$52,500. The subject's assessment reflects a market value of \$525,000 or \$217.30 per square foot of living area, including land, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of the subject's assessment, the board of review submitted information on four comparable sales with the same neighborhood code as the subject property. The comparables consist of one, 1-story and three, 2-story dwellings that range in age from 87 to 93 years old. The comparables have full unfinished basements, one fireplace and 2-car garages. One of the comparables has central air conditioning. The dwellings range in size from 1,096 to 2,037 square feet of living area and are situated on sites that contain 6,000 or 6,475 square feet of land area. The comparables sold from August 2014 to July 2016 for prices ranging from \$527,000 to \$542,000 or from \$266.08 to \$480.84 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains an appraisal submitted by the appellant and four comparable sales provided by the board of review. The Board finds the best evidence of market value to be the appraisal submitted by the appellant, estimating the subject property had a market value of \$475,000 as of January 1, 2016. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value. The Board gave less weight to the board of review's

² Story heights for the comparables was based on the photographic evidence provided in the appraisal.

comparable sale #1 due to its 2014 sale date which is dated and less indicative of fair market value as of the subject's January 1, 2016 assessment date at issue. Furthermore, the Board gave less weight to the three remaining board of review's comparable sales due to their smaller dwelling sizes when compared to the subject property.

Based on this record the Board finds the subject's assessment is not reflective of market value and a reduction in the subject's assessment is warranted commensurate with the appellant's request.

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: October 15, 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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