



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

APPELLANT: William Latham  
DOCKET NO.: 17-27834.001-R-1  
PARCEL NO.: 18-33-322-038-0000

The parties of record before the Property Tax Appeal Board are William Latham, the appellant(s), 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:** \$5,940  
**IMPR.:** \$20,119  
**TOTAL:** \$26,059

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 2017 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 13,200 square foot parcel of land improved with a 65-year old, one and one-half story, frame and masonry, single-family dwelling containing 1,632 square feet of building area. The property is located in Willow Springs, Lyons Township, Cook County and is a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and inequity. In support of the overvaluation argument, the appellant submitted copies of the sales contract and settlement statement which discloses that the subject property was purchased on September 25, 2014 for a price of \$105,000 or \$64.34 per square foot of building area. The settlement statement and the appellant's petition do not list if the property was advertised for sale or any involvement of real estate brokers in the transaction.

In support of the equity argument, the appellant submitted five comparables. The properties are described as one or one and one-half story, frame or masonry, single-family dwellings. They range: in age from 59 to 66 years; in size from 1,560 to 1,744 square feet of building area; and in improvement assessment from \$9.45 to \$10.85 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,059 with an improvement assessment of \$20,119 or \$12.33 per square foot of building area. The subject's assessment reflects a market value of \$260,590 or \$159.68 per square foot of building area when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a supplemental brief asserting that the subject property's sale was an estate sale and not reflective of the market. To support this, the board of review included a copy of a previous Board decision for an unrelated property and a copy of the recorder of deeds "deed trail" for the subject.

In addition, the board of review included data on three sales comparables. The properties are described at one or one-story, masonry or frame and masonry, single-family dwellings. They range: in age from 30 to 58 years; in size from 1,601 to 1,776 square feet of building area; and in improvement assessment from \$14.71 to \$15.06 per square foot of building area. Three of these properties sold from July 2015 to May 2016 for prices ranging from \$164.98 to \$194.20 per square foot of building area.

As to the equity argument, the board of review submitted four comparables. The properties are described as one or one and one-half story, masonry or frame and masonry, single-family dwellings. They range: in age from 58 to 78 years; in size from 1,314 to 1,793 square feet of building area; and in improvement assessment from \$12.77 to \$14.71 per square foot of building area.

### **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).

In addressing the appellant's market value argument, the Board finds, based on the appellant's limited evidence and the board of review's brief and supporting evidence, that the sale of the subject in September 2014 may not be an arm's length transaction. The appellant failed to disclose if the property was listed on the open market and the evidence submitted did not show the involvement of real estate brokers which would indicate that the property was advertised for sale. The lack of evidence calls the arm's length nature of the sale into question.

35 ILCS 200/1-23.

Moreover, the Board finds that the board of review presented three sales comparables. The Board find these comparables similar to the subject. These comparables sold from July 2015 to May 2016 for prices ranging from \$164.98 to \$194.20 per square foot of building area. In comparison, the subject sold for \$64.34 per square foot of building area which is significantly below the range of comparables. Therefore, the Board finds the subject's sale is not reflective of the market and this calls into question as to whether the subject was listed on the open market. The subject's market value based on its assessment is \$159.68 per square foot of building area which is only slightly below the range of the comparables in the record. Therefore, the Board finds the appellant has not proven by a preponderance of the evidence that the subject is overvalued and a reduction in the assessment is not justified.

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 best evidence of assessment equity to be the appellant's comparables and the board of review's comparables #2, #3, and #4. These comparables had improvement assessments ranging from \$9.45 to \$14.71 per square foot of building area. The remaining comparables were given diminished weight for differences in size. The subject's improvement assessment of \$12.33 per square foot of building area is within the range of the best comparables in this record. 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.

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:

February 16, 2021



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

William Latham, by attorney:  
Noah J. Schmidt  
Schmidt Salzman & Moran, Ltd.  
111 West Washington Street  
Suite 1300  
Chicago, IL 60602

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602