



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

APPELLANT: Southport Ventures, LLC
DOCKET NO.: 17-28558.001-R-1
PARCEL NO.: 14-20-115-005-0000

The parties of record before the Property Tax Appeal Board are Southport Ventures, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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: \$16,940
IMPR.: \$37,543
TOTAL: \$54,483

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 two-story mixed-use building of masonry construction with 3,006 square feet of building area. The building is approximately 109 years old. The building has a slab foundation and central air conditioning. The property has a 3,025 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-12 mixed-use 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 \$421,000 as of January 1, 2015.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$42,100.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$54,483. The subject's assessment reflects a market value of \$544,830 or \$181.25 per square foot of building area, including land, when applying the Cook County level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales that were located within the same neighborhood code as the subject. The comparables had lots with either 2,989 or 3,125 square feet of land area that were improved with two-story mixed-use buildings of masonry construction. The buildings ranged in size from 3,224 to 3,470 square feet of building area and ranged in age from 100 to 127 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from August 2016 to October 2017 and sold for prices ranging from \$950,000 to \$1,750,000 or from \$294.67 to \$516.53 per square foot of building area, including land.

Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellant submitted a rebuttal brief critiquing the board of review's submission.

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 Board finds the best evidence of market value to be board of review's comparable sales. These comparables were similar to the subject in location, style, use, age, size and most features. These comparables also sold proximate in time to the January 1, 2017 assessment date at issue. The best comparables sold from August 2016 to October 2017 and sold for prices ranging from \$950,000 to \$1,750,000 or from \$294.67 to \$516.53 per square foot of building area, including land. The subject's assessment reflects a market value of \$544,830 or \$181.25 per square foot of building area, including land, which falls below the range established by the best comparable sales in the record. The Board gave less weight to the appellant's appraisal due to its effective date of January 1, 2015, two years prior to the assessment date at issue. The Board finds the appraisal relied on sales from 2013 and 2014, which were not adjusted for the additional time that elapsed from the appraisal's 2015 effective date until the assessment date at issue of January 1, 2017. Based on this evidence 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:

May 18, 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

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APPELLANT

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