



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

APPELLANT: Wendell Lu  
DOCKET NO.: 17-39199.001-R-1  
PARCEL NO.: 20-12-113-042-0000

The parties of record before the Property Tax Appeal Board are Wendell Lu, the appellant; 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:** \$ 4,966  
**IMPR.:** \$13,034  
**TOTAL:** \$18,000

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 an approximately 66-year old, two-story, single-family dwelling of masonry construction. Features of the townhome include: a full basement, central air conditioning, two bathrooms and 1,120 square feet of living area. The property has a 1,505 square foot site and is located in Hyde Park Township, Cook County. The subject is classified as a class 2-95, residential townhome 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 \$180,000 as of January 1, 2016. The appraisal developed two of the three traditional approaches to value: the cost and the sales comparison approaches. The appraisal indicated that the subject was owner-occupied, but was an older unit in average condition that is in need of some cosmetic updating. The estimated market value under the cost approach was \$184,000, while under the

sales comparison approach the estimate was \$180,000. The appraisal reconciled these values by according more weight to the sales comparison approach due to the market actions of buyers and sellers, while indicating that the cost approach provided confirmation of this value estimate. Based upon this evidence, the appellant requested a total assessment of \$18,000 for the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,780. The subject's assessment reflects a market value of \$347,800 or \$310.54 per square foot of living area, including land, when applying the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10%. The board of review's notes state that "limited comparable sales were close to the subject's size that are located near the subject".

In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and sales information on four comparable sales. The sales are improved with a two-story or three-story improvement of masonry or stucco exterior construction. The improvements ranged: in age from 112 to 125 years; in size from 1,708 to 2,434 square feet; and in improvement assessments from \$15.82 to \$21.14 per square foot. They sold from August, 2014 to May, 2017 for unadjusted prices that ranged from \$227.20 to \$477.17 per square foot of living area.

In written rebuttal, the appellant detailed the numerous variances in the board of review's comparables improvement size, age and amenities. In addition, the appellant stated that the board's properties vary in style, specifically indicating that comparables #1 and #2 are duplexes, comparable #3 is a detached condominium, and comparable #4 is a stand-alone home with a private yard and driveway.

### **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 Board finds the best evidence of market value to be the *appraisal submitted by the appellant*. The Board finds the subject property had a market value of \$180,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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.

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Chairman



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Member



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Member

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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: November 19, 2019



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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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