



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

APPELLANT: Karen Patterson
DOCKET NO.: 17-42484.001-R-1
PARCEL NO.: 33-07-111-016-0000

The parties of record before the Property Tax Appeal Board are Karen Patterson, 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: \$ 4,313
IMPR.: \$16,687
TOTAL: \$21,000

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 a 39-year-old, two-story, masonry, multi-family dwelling with approximately 4,029 square feet of living area. Features of the home include: a partial basement and four apartments therein. The property has an approximately 10,483 square foot site and is located in Bloom Township, Cook County. The subject is classified as a class 2-11, residential 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 \$210,000 as of August 10, 2017. The appraisal developed two of the three traditional approaches to value: the income approach and the sales comparison approach. The appraisal indicated that the subject

was tenant occupied with four units of either 900 or 1,329 square feet of living area with deferred maintenance especially on the first-floor units.

Under the income approach, the appraisal used three rental properties that ranged in rents from \$0.95 to \$1.06 per square foot of living area. The subject's actual rent was identified as \$0.84 per square foot. Pertinent adjustments were made to the rental comparables. The subject's monthly rent of \$3,900 was multiplied by a gross rent multiplier of 55 resulting in an estimate of market value of \$214,500 for the subject under this approach to value.

Under the sales comparison approach, the appraisal reflected usage of three sale properties located within a three-mile radius of the subject, all of which contained four apartments therein. The properties sold from January to May, 2017, for prices that ranged from \$52.50 to \$61.83 per square foot of living area. The improvements were of masonry construction. They ranged in age from 40 to 54 years and in size from 2,507 to 4,023 square feet. After adjustments, the appraisal estimated a market value of \$210,000 under this approach. The appraisal indicated that most weight was accorded the sales comparison approach resulting in a market value of \$210,000 for the subject property.

In addition, the appellant submitted a one-page printout from the county assessor's website that referred to a property that was asserted as similar to the subject with a two-story, multi-family property with four apartments therein. The appellant's written assertion was that the property was within a three-mile radius of the subject and that the board of review had reduced the property's assessment by \$3,340.

At hearing, the appellant testified about the subject property while stating that she does reside in one of the subject's units, while also referring to her written evidence submissions.

Under cross examination, she testified that she purchased the subject property in 1999 and that the subject has not been sold in 2016. She stated that she was aware that another property in her area sold in 2016 on the subject's same block. In addition, she also testified that the board of review's sale also sold in 2013 for a price of \$109,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,646. The subject's assessment reflects a market value of \$276,460 or \$68.72 per square foot of living area, including land, using 4,023 square feet when applying the level of assessment for class 2, residential property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted unadjusted, raw information on one solitary comparable sale located on the same block as the subject. The 39-year-old, two-story, masonry, multi-family dwelling sold in September, 2016, for a price of \$106.11 per square foot of living area.

At hearing, the board of review's representative referred to the data on the board of review's one sale property.

In rebuttal, the appellant stated that there were other sales occurring that are not used by the board of review.

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 improvement size and market value to be the undisputed *appraisal submitted by the appellant*. The Board finds in contrast the board of review only submitted raw, unadjusted sales data on one property that sold outside of the lien year at issue. Therefore, the Board further finds the owner-occupied, subject property had a market value of \$210,000 as of the assessment date at issue. Since market value has been established, the level of assessment for class 2, residential 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.

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 18, 2020



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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