



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

APPELLANT: Mark Garcia
DOCKET NO.: 18-31281.001-R-1
PARCEL NO.: 14-20-315-023-0000

The parties of record before the Property Tax Appeal Board are Mark Garcia, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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: \$19,200
IMPR.: \$67,776
TOTAL: \$86,976

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 2018 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, multi-family building of masonry exterior construction with 3,042 square feet of building area. The building is approximately 107 years old, has a full finished basement, central air conditioning, and a 2-car garage. The property has a 3,000 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 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 information on three comparable sales, one of which is located within the same neighborhood code as the subject property. The comparables are improved with class 2-11, multi-family buildings of masonry exterior construction ranging in size from 3,354 to 3,662 square feet of building area. The buildings range in age from 1 to 116 years old and have full

basements, two of which have finished apartments. One comparable has central air conditioning, and each comparable has either a 2-car or a 3-car garage. The comparable sales have from 3,125 to 4,776 square foot sites and sold from March to September of 2017 for prices that ranged from \$580,000 to \$634,900 or from \$172.93 to \$174.00 per square foot of building area, land included.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$52,742, which reflects a market value of \$527,422 or \$173.38 per square foot of building area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$86,976, which reflects a market value of \$869,760 or \$285.92 per square foot of building area, land included, when applying the level of assessment for class 2 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 information on four comparable sales located within the same neighborhood code as the subject property. The comparables are improved with class 2-11, two-story or three-story, multi-family buildings of masonry exterior construction ranging in size from 2,592 to 3,546 square feet of building area. The buildings range in age from 108 to 130 years old and have full basements, two of which have finished apartments. Each comparable has either a 2-car or a 2.5-car garage. The comparable sales have from 2,592 to 3,546 square foot sites and sold from February to November of 2018 for prices that ranged from \$850,000 to \$1,375,000 or from \$318.35 to \$387.76 per square foot of building area, land included. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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 parties submitted a total of seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales as well as the board of review comparable sale #3 due to differences in their neighborhood code, dwelling size, and/or age when compared to the subject.

The Board finds the best evidence of market value to be the board of review's remaining comparable sales. These comparables are similar to the subject in location, building size, age, and other features. These three comparables sold from February to July of 2018 for prices that range from \$850,000 to \$1,160,000 or from \$318.35 to \$357.47 per square foot of building area, including land. The subject's assessment reflects a market value of \$869,760 or \$285.92 per square foot of building area, including land, which falls within the range established by the most

similar comparable sales in this record on an overall basis and below the range on a per-square-foot basis. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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 17, 2022



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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