



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

APPELLANT: Melvin Bridges
DOCKET NO.: 18-31704.001-R-1
PARCEL NO.: 25-17-317-041-0000

The parties of record before the Property Tax Appeal Board are Melvin Bridges, the appellant(s); 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: \$2,675
IMPR.: \$5,925
TOTAL: \$8,600

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 townhome of frame and masonry construction with 1,183 square feet of living area. It is 44 years old. Features include one bathroom and a two-car garage. The property has a 3,567 square foot site located in Lake Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence including a sale contract, settlement statement, and Multiple Listing Service printout that indicate the subject property was purchased on September 26, 2017 for a price of \$54,500, or \$46.07 per square foot of living area, including land. In further support of the overvaluation argument, the appellant submitted an appraisal with a valuation date of March 13, 2019 that indicates the subject's market value is \$86,000, or \$72.70 per square foot of living area, including land. The appraisal lists four sale comparables that have unadjusted sale prices

that range from \$62.65 to \$92.45 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$8,600.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,085. The subject's assessment reflects a market value of \$130,850 or \$110.61 per square foot of living area, land included, when using the 2018 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 confirmed the sale of the subject and submitted information on four comparable sales.

In written rebuttal, the appellant differentiated the board of review's comparable properties from the subject property. The appellant stated the board of review's comparable properties are not located near the subject property.

The appellant stated the subject was purchased in September 2017 for a price of \$54,500. The board of review's presented the four board of review comparable properties.

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 comparable sales listed in the appellant's appraisal. The Board notes that the appraisal confirms the sale of the subject. The appraisal's unadjusted sale comparables range in price from \$62.65 to \$92.45 per square foot of living area, including land. These comparables are similar to the subject in location, style, construction, features, age and land area. The subject's assessment reflects a market value of \$110.61 per square foot of living area, including land, which is above the range of these comparable properties. Based on the evidence in the record, the Board finds a reduction to the appellant's requested assessment of \$8,600, or a market value of \$72.70 per square foot of living area, including land, when using the 2018 level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance, is 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: September 15, 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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