



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

APPELLANT: Lamont Lockhart
DOCKET NO.: 18-44356.001-R-1
PARCEL NO.: 16-09-312-002-0000

The parties of record before the Property Tax Appeal Board are Lamont Lockhart, the appellant(s), by attorney Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$4,284
IMPR.: \$14,786
TOTAL: \$19,070

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 127-year-old, two-story single-family dwelling of frame construction with 2,314 square feet of living area. Features of the home include a full unfinished basement and a two-car garage. The property has a 5,040 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of the market value argument, the appellant submitted seven sales comparables. The comparables are described as two-story, single-family dwellings. They range in age from 114 to 134 and in size from 1,865 to 2,679 square feet of building area. The comparables had the same assessment neighborhood code as the subject property and were located within a $\frac{3}{4}$ mile radius of the subject. The sales occurred from February 2017 to April 2018 for prices ranging from \$18.66 to \$40.60 per square foot of

living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$7,643.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$19,070 which reflects a market value of \$190,700 or \$82.41 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance 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 four comparable sales improved with two-story single-family dwellings of frame construction ranging in size from 2,306 to 2,535 square feet of living area. The comparables ranged in age from 99 to 135 years and have the same classification code as the subject property. Each property has either a slab foundation or a full unfinished basement. These properties have sites ranging in size from 3,780 to 5,989 square feet of land area. The sales occurred from September 2016 to November 2017 for prices ranging from \$210,000 to \$245,000 or from \$90.69 to \$98.16 per square foot of living area, including land.

In written rebuttal, the appellant argued the strengths and similarities of their comparables over the board of review's comparables while also advocating for the use of a median sales price analysis approach. Additionally, the appellant submitted a grid with side-by-side comparisons of both parties comparables and a map which noted the exact location in relation to the subject of all the submitted comparables. The appellant reaffirmed the request for an assessment reduction.

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 best evidence of market value to be the appellant's comparables #1, #2, #4, #5 and #6 and the board of review's comparable #2 and #4. These seven comparables had sales prices ranging from \$18.66 to \$94.77 per square foot of building area, including land. In comparison the subject's assessment reflects a market value of \$82.41 per square foot of building area, including land is within the range of the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and 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: June 27, 2023



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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