



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

APPELLANT: Feiqun Zhang
DOCKET NO.: 18-48109.001-R-1
PARCEL NO.: 17-29-414-056-0000

The parties of record before the Property Tax Appeal Board are Feiqun Zhang, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$10,256
IMPR.: \$21,542
TOTAL: \$31,798

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 140-year-old, one-story residence of frame construction with 2,448 square feet of living area. The property has a 3,205 square foot site located in Chicago, South Chicago Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and assessment inequity. In support of its overvaluation argument, the appellant submitted a settlement statement disclosing the subject property was purchased on April 15, 2015, for a price of \$255,000. The sale price results in \$104.17 per square foot of living area, including land. The appellant also submitted a copy of the warranty deed, real estate sale contract, and the multiple listing database printout for the subject. In Section IV of its appeal form, appellant indicates the sale was not between family members, a real estate agent was used, and the property was advertised for sale with the Multiple

Listing Service for a period of 20 days. The appellant also submitted five sales comparables. These comparables sold between June 1990 and October 2015 for prices between \$94,000 and \$242,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$25,500.

The appellant also contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on seven suggested equity comparables. They were improved with a two-story residence of either masonry, frame, or masonry and frame construction. They ranged: in age between 115 and 140 years, in size between 1,974 and 3,000 square feet of living area, and between \$5.34 and \$8.80 in improvement assessment per square feet of living area. Based on this evidence, the appellant requested a reduction in the subject's total assessment, including land, to \$25,500.

The board of review disclosed the subject's current total assessment of \$34,561, which reflects a market value of \$345,610, or \$141.18 per square foot of living area, including land, when using the level of assessment for class 2 property under the Cook County Real Property Assessment Classification of 10%. The subject's total assessment is \$34,561, with an improvement assessment is \$24,305, or \$9.93 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four comparables. Each comparable property was improved with a two-story residence of masonry construction. They ranged: in age between 125 and 150 years, in size between 2,162 and 3,100 square feet of living area, and between \$8.77 and \$11.57 in improvement assessment per square feet of living area. The comparable properties sold between March 2016 and November 2017 for prices ranging between \$260,000 and \$293,888, or from \$93.55 to \$135.93 per square foot of living area.

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 appellant submitted evidence that the subject sold in April 2015 for a price of \$255,000. The board of review did not contest the arm's length nature of the sale. However, the Board finds the purchase date of April 2015 is too far removed from the applicable valuation date of January 1, 2018, and, as a result, the purchase price does not adequately reflect the market value of the subject property for the 2018 assessment year. Additionally, the Board finds the board of review's comparables support the subject's current assessment. The Board gives no weight to the appellant's comparables' sales data as these sales are also too far removed from the lien date to accurately reflect the subject's market value. Based on this record, the Board finds the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject assessment is not justified.

The taxpayer also contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments

must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant has met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #5, #6, and #7. These comparables had improvement assessments that ranged from \$5.34 to \$8.80 per square foot of living area. The subject's improvement assessment of \$9.93 per square foot of living area falls above the range established by the best comparables in this record. These comparables are most similar to the subject property in size and construction. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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

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 21, 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

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