



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

APPELLANT: Lou Davis
DOCKET NO.: 18-49227.001-R-1
PARCEL NO.: 20-25-203-004-0000

The parties of record before the Property Tax Appeal Board are Lou Davis, 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 **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: \$6,250
IMPR.: \$16,669
TOTAL: \$22,919

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 dwelling of masonry exterior construction with 2,555 square feet of living area. The dwelling is 95 years old. Features of the home include an unfinished basement and a detached two-car garage containing 400 square feet of building area. The property has a 5,000 square foot site and is located in Chicago, Hyde Park 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 this argument, the appellant submitted information on four comparable sales located from .29 to .46 of a mile from the subject, two of which are located in the subject's neighborhood code. The comparables have sites that range in size from 4,752 to 6,875 square feet of land area. The comparables are improved with two-story dwellings of frame or masonry exterior construction ranging in size from 2,243 to 3,051 square feet of living area. The dwellings range in age from 98 to 128 years

old. Each comparable features a basement with two having finished area, one comparable has central air conditioning, one comparable has two fireplaces and two comparables each have a garage containing 400 square feet of building area. The comparables sold from October 2016 to December 2017 for prices ranging from \$70,000 to \$103,000 or from \$30.48 to \$45.41 per square foot of living area, land included. The appellant provided copies of the subject's favorable PTAB decisions for tax years 2015 and 2017, along with photos of the subject and each comparable. Also included was a map depicting the location of the comparables in relation to the subject. Based on this evidence, the appellant requested the subject's assessment be reduced to \$10,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,919. The subject's assessment reflects a market value of \$229,190 or \$89.70 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The board of review disclosed that 2018 was the beginning of the triennial assessment cycle in Hyde Park Township.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales located one-quarter of a mile from the subject and within the subject's neighborhood code. The comparables have sites with 5,988 or 6,250 square feet of land area. The comparables are improved with two-story dwellings of masonry exterior construction ranging in size from 2,243 to 2,850 square feet of living area. The dwellings range in age from 100 to 105 years old. Each comparable features an unfinished basement and three comparables each have a two-car garage. The comparables sold from March 2016 to August 2018 for prices ranging from \$230,000 to \$360,000 or from \$100.52 to \$160.50 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant argued that all of the board of review comparables are both superior in condition and marketability when compared to the subject. The appellant provided the Multiple Listing Service (MLS) sheets associated with the sales of each comparable. The appellant contends the prior sale, before renovations, of board of review comparable #1 in December 2017 for a price of \$97,000 should be considered, as it is more similar in marketability and condition and the sale date is closer to January 1, 2018. The appellant also contends that board of review comparable #4 was recently renovated and marketed as a corner lot, mini-mansion, but had sold prior to the renovation for a price of \$110,000 in April 2013. The board of review did not refute the appellant's claims that board of review comparables #1 and #4 were renovated prior to their most recent sales.

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 record contains eight suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables due to differences from the subject in dwelling, basement finish, central air conditioning, number of garages and/or sold in 2016 which is dated and less likely to be indicative of the subject's market value as of the January 1, 2018 assessment date. The Board gave reduced weight to board of review comparable #1 due to its lack of a garage and board of review comparable #4 as its sale occurred in 2016 which is dated, thus less likely to be reflective of the subject's market value as of the assessment date at issue. Furthermore, the record disclosed that board of review comparables #1 and #4 sold for prices of \$360,000 and \$325,000 or for \$160.50 and \$114.04 per square foot of living area, including land, which are significantly higher than the other comparable sales in the record. Additionally, the appellant disclosed that board of review comparables #1 and #4 had renovations prior to the sale dates, which was unrefuted by the board of review, calling into question whether these two properties are superior to the subject in condition.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3. These two comparables are relatively similar to the subject in location, dwelling size, design and age. The comparables sold in November and May 2017 for prices of \$247,000 and \$230,000 or for \$101.73 and \$100.52 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$229,190 or \$89.70 per square foot of living area, including land, which is below the best comparable sales in this record but appears to be justified after considering adjustments to these comparables for differences when compared to the subject. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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:

February 16, 2021



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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