



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

APPELLANT: Steven Graves  
DOCKET NO.: 19-40752.001-R-1  
PARCEL NO.: 17-16-238-028-2216

The parties of record before the Property Tax Appeal Board are Steven Graves, 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:** \$64  
**IMPR.:** \$3,419  
**TOTAL:** \$3,483

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 parking spot with a percentage of ownership of .0200% in a 1,286 unit condominium building. The building is 14 years old and is located on a 22,289 square foot site in South Chicago Township, Cook County. The subject is classified as a class 2-99 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 sale prices of three units in the condominium building. Two units sold in January 2020 and April 7, 2020 for \$21,000 and \$23,900 and one sale comparable that sold in November 2019 which included two units and sold for \$40,000. Based on the sale of the three comparables, appellant requested a reduction of the subject's assessment to \$2,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessed value of the subject property as \$4,646. The board of review submitted a

“Condominium Analysis Results for 2018” report depicting a market value of \$230,855,323 and an assessed value of \$23,085,532 for the entire condominium building based on the sale of 203 sale comparables.

### **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 meet 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 appellant’s two sales prices and the board of review’s two sale comparables ending in PIN #'s 1412 and 1518. The board of review’s sale comparables sold in May 2019 and August 16, 2019 for \$46,054 and \$47,470. All the sale comparables have the same percentage ownership as the subject. Based on the total consideration of the sale of the four comparables, divided by their total percentage of ownership of .08% and multiplying the result by the subject’s percentage of ownership, the Board finds the subject had a market value of \$34,831. The subject’s total assessment reflects a market value of \$46,460 which is above the best evidence of market value in the record. The Board finds the subject property had a total market value of \$34,831 as of the assessment date at issue. Since market value has been established, the 2018 level of assessment of 10% shall apply.

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.

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Chairman



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Member



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Member



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Member



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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: March 21, 2023



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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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