



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

APPELLANT: Just In Case Investments, LLC
DOCKET NO.: 19-42346.001-C-1
PARCEL NO.: 20-34-231-042-0000

The parties of record before the Property Tax Appeal Board are Just In Case Investments, LLC, the appellant, by attorney William I. Sandrick, of Sandrick Law Firm, LLC in South Holland; 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: \$24,075
IMPR.: \$21,425
TOTAL: \$45,500

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 2019 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 one-story, single-tenant retail building of masonry construction with 9,100 square feet of building area. It was built in 1946 and was vacant in 2019. The property has an 10,700 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 5-17 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating that the subject property had a market value of \$180,000 as of January 1, 2019. The appraiser inspected the subject and wrote the appraisal report in May 2019. The appraisal used the sales comparison approach, and he relied on five suggested comparable properties that sold between December 2017 and March 2019, for amounts ranging from \$137,000 to \$265,000 or between \$15.28 and \$21.25 per square foot of

building area, land included in the sale prices. The appraiser adjusted those amounts based on dissimilarities between the subject and each comparable. He believed that suggested comparable number one, which sold for \$169,000 in April 2018, was the best comparable because of similarities between it and the subject, although an upward adjustment was needed because it was located on an inferior commercial street. The appraisal stated that the subject's building was in very poor condition and noted that it was demolished in 2020. The building had often been broken into and robbed or vandalized.

Based upon the sales data from these comparable sales, the appraiser concluded that the subject's value was \$20.00 per square foot of building area, or \$182,000, which he rounded to \$180,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$147,874. The subject's assessment reflects a market value of \$591,496 or \$65.00 per square foot of living area, land included, when using the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%. The board of review did not submit any further evidence.

A virtual hearing was scheduled before one of the Board's Administrative Law Judges on January 25, 2024, but the parties agreed to waive the hearing and allow the Board's decision to be based on the documentary evidence they had submitted.

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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 that the appraisal submitted by the appellant is the best evidence of the subject property's value. The appraiser personally inspected the property, and his observations of its poor condition factored into his conclusion about its value. The appraiser employed the sales comparison approach, relying on five suggested comparable properties that sold between December 2017 and March 2019, for amounts ranging from \$137,000 to \$265,000 or between \$15.28 and \$21.25 per square foot of building area, land included in the sale prices. He concluded that the subject's value was \$20.00 per square foot of building area, or \$182,000, which he rounded to \$180,000.

Based on the appraisal, which is unrebutted, the Board finds that the subject's fair market value as of January 1, 2019, was \$20.00 per square foot of building area, or \$182,000, the value calculated by the appraiser before he rounded it. Accordingly, 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



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 20, 2024



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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APPELLANT

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