



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

APPELLANT: Neal Fowler  
DOCKET NO.: 19-47078.001-R-1  
PARCEL NO.: 13-06-114-022-0000

The parties of record before the Property Tax Appeal Board are Neal Fowler, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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:** \$10,312  
**IMPR.:** \$39,688  
**TOTAL:** \$50,000

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 105-year-old, two-story, single-family dwelling of frame construction with 2,994 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 2.5-car garage. The property has an 8,250 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The taxpayer asserts assessment inequity and overvaluation as bases of the appeal. In support of this argument, the taxpayer submitted information on eight suggested equity comparables. The taxpayer also asserts that the market value of the subject property is not accurately reflected in its assessed valuation due to extensive flood damage that was not disclosed at the time of purchase. In support of this argument the appellant submitted an appraisal estimating the subject property

had a market value of \$500,000 as of July 6, 2018. The appraisal relied on the sales comparison approach and the cost approach insomuch as it determined a cost to cure flood damage to the subject property. The appraisal contained information on four comparable sales. The comparable properties sold between March 2018 and October 2018. The comparable properties ranged: in price between \$329,500 to \$580,000; in size between 1,114 to 2,343 square feet of living area; and in sale price per square foot between \$247.55 to \$316.96, including land.

The four chosen comparables were located within a half-mile radius of the subject and each had disclosed prior flooding based upon data obtained via MLS. The appraisal stated that the sale prices of the suggested comparable properties were adjusted to account for differences between them and the subject. The appraiser gave more weight to comparables #1 and #2 as they were the most similar to the subject and therefore required less adjustments, and the appraiser determined that the subject's market value was \$550,000. The appraisal also included attachments containing estimates and receipts as support for the amount it would take to cure the defects as a result of flood damage. The appraiser submitted eight itemized estimates from contractors showing the cost to repair the subject property is \$50,343. In reconciling the sales approach with the cost to cure the appraiser determined the value of the subject property as of July 6, 2018, is \$500,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,036. The subject's assessment reflects a market value of \$630,360 or \$210.54 per square foot of living area, including land, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales.

In written rebuttal, the appellant argued that the board of review's comparables are unadjusted, inferior, and too dissimilar to the subject property and therefore, should be given no weight. The appellant reaffirmed the request for an assessment reduction.

The matter was set for a hearing before an ALJ on February 22, 2024. On February 22, 2024, however, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been 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 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds that the best evidence of the subject's market value is the appraisal submitted by the appellant. That appraisal employed the sales comparison approach, relying upon recent sales of four suggested comparable properties. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser inspected the subject, reviewed the property's history, analyzed the flooding documents and costs involved, and used similar properties in the sales comparison approach while providing adjustments that were necessary. In contrast, the board of review's evidence consists of unadjusted data concerning comparable properties of differing construction.

Accordingly, the Board finds the subject property had a market value of \$500,000 as of the assessment date at issue. Based on the evidence, the Board therefore finds a reduction in the subject's assessment is justified. Therefore, the Board finds the subject property had a market value of \$500,000 as of the assessment date at issue. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10% shall apply. After this reduction, the Board further finds the subject is equitably assessed.

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:

May 21, 2024



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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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Neal Fowler, by attorney:  
Stephanie Park  
Park & Longstreet, P.C.  
1620 W Colonial Pkwy.  
Inverness, IL 60067

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602