



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

APPELLANT: Mitchell Hull MWS Investment
DOCKET NO.: 19-55812.001-R-1
PARCEL NO.: 20-20-210-003-0000

The parties of record before the Property Tax Appeal Board are Mitchell Hull MWS Investment, the appellant, by Jessica Hill-Magiera, Attorney at Law, in Lake Zurich, 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: \$2,343
IMPR.: \$4,475
TOTAL: \$6,818

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a tax year 2018 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 is improved with a 120-year-old, two-story dwelling of masonry exterior construction containing 1,832 square feet of gross building area. Features of the subject include a full finished basement. The property is situated on 3,125 square feet of land area in Chicago, Lake Township, Cook County. The subject is a Class 2-11 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 five suggested comparable sales located in the same assigned neighborhood code as the subject and within .76 of a mile from the subject. The comparable parcels range in size from 3,075 to 3,750 square feet of land area which are each improved with a Class 2-11 two-story dwelling of frame, masonry or frame and masonry exterior construction. The dwellings were 120 to 130 years old and range in size from 1,760 to 1,984 square feet of

living area. Each comparable has a full unfinished basement. The comparables sold from February 2018 to April 2019 for prices ranging from \$9,000 to \$40,000 or from \$4.54 to \$21.88 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced total assessment of \$3,101.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$6,818. The subject's assessment reflects a market value of \$68,180, or \$37.22 per square foot of living area, including land, when applying the 2019 level of assessment of 10.00% for Class 2 property 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 properties where only comparables #1 and #4 have sales data. Comparables #2 and #3 with equity data are not responsive to the overvaluation argument. The two sales comparables presented by the board of review are each located in the same assigned neighborhood code as the subject and either on the same block or within ¼ of a mile from the subject. These comparable parcels contain either 3,125 or 4,687 square feet of land area and are each improved with a Class 2-11 two-story dwelling of masonry exterior construction. The dwellings are 112 and 125 years old, respectively, and contain 2,092 and 1,980 square feet of living area, respectively. Comparable #1 has a full unfinished basement and comparable #4 has a concrete slab foundation. The comparables sold in June and December 2019 for prices of \$75,000 and \$172,000 or for \$35.85 and \$86.87 per square foot of living area, including land.

In rebuttal, the appellant noted that board of review comparables #2 and #3 did not have recent sale data. Additionally, the appellant argued that the board of review comparable #1 was larger than the subject, but still supports a reduction, and board of review comparable #4 is dissimilar to the subject with a concrete slab foundation along with being an "outlier." The appellant reaffirmed the request for an assessment reduction to \$3,101.

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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board as noted previously finds that board of review comparables #2 and #3 are not responsive to the basis of this appeal and will not be considered further herein. The Board has given reduced weight to board of review comparable #4 which has a concrete slab foundation, dissimilar to the subject's full basement with finished area.

The Board finds the best evidence of market value to be the appellant's comparable sales along with board of review comparable #1 which are each similar to the subject in location, age, design, dwelling size and some features. The Board further recognizes that upward adjustments

would be necessary to each of these six comparable sales to account for the lack of finished basement area, which is a feature of the subject. These six comparable properties sold for prices ranging from \$9,000 to \$75,000 or from \$4.54 to \$35.85 per square foot of living area, including land. The subject's assessment reflects a market value of \$68,180 or \$37.22 per square foot of living area, including land, which is above the range established by the best comparable sales in this record on a square foot basis and within the range on an overall market value basis. Based on this evidence and after considering necessary upward adjustments to the comparables to account for the lack of a finished basement area, the Board finds a reduction in the subject's assessment is not 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:

May 21, 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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