



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

APPELLANT: David Lysik
DOCKET NO.: 21-31687.001-R-1
PARCEL NO.: 14-05-103-022-0000

The parties of record before the Property Tax Appeal Board are David Lysik, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$42,880
IMPR.: \$19,848
TOTAL: \$62,728

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 2021 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 2-story, multi-family building of masonry exterior construction with 2,342 square feet of building area. The building is approximately 112 years old. Features include a full basement, central air conditioning, two fireplaces, and a 3-car garage. The property has a 5,360 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as 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 four comparable sales located in the same assessment neighborhood as the subject. The comparables have sites ranging in size from 4,080 to 4,299 square feet of land area and are improved with class 2-11 buildings of masonry exterior construction ranging in size from 2,580 to 2,824 square feet of building area. The buildings are

either 108 or 111 years old. Each comparable has a full basement, central air conditioning, and a 2-car garage. The comparable properties sold from June 2020 to August 2021 for prices ranging from \$620,500 to \$730,000 and from \$229.44 to \$258.50 per square foot of building area, land included. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$56,203 which would reflect a total market value of \$562,030 or \$239.98 per square foot of building area, land included, when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$62,728. The subject's assessment reflects a market value of \$627,280 or \$267.84 per square foot of building area, land included, 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 comparables with the same assessment neighborhood code as the subject. The Board finds that comparable #1 lacks the sales data necessary for the Board to use in this overvaluation appeal and therefore will be excluded from further consideration in this decision. Comparables #2, #3, and #4 have sites that range in size from 3,400 to 3,997 square feet of land area and are improved with 2-story, class 2-11 dwellings of masonry exterior construction ranging in size from 2,640 to 3,138 square feet of building area. The buildings range in age from 111 to 125 years old. The comparables each have a full basement and either a 1-car or a 2-car garage. The comparable properties sold from May to November 2021 for prices ranging from \$730,000 to \$870,000 or from \$250.69 to \$329.55 per square foot of building area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 seven comparable sales for the Board's consideration. The Board finds the best evidence of market value to be the appellant's comparable #3 as well as board of review comparable #4 which are similar to the subject in location, age, dwelling size, and some features. These two properties sold proximate to the subject's assessment date at issue for prices of \$620,500 and \$870,000 or \$240.50 and \$329.55 per square foot of building area, land included. The subject's assessment reflects a market value of \$627,280 or \$267.84 per square foot of building area, land included, which is bracketed by the two best comparables sales in this record. The Board gives less weight to parties' remaining comparables which are less similar to the subject in building size than the other comparables in this record. Based on the market value evidence in this record and after considering adjustments to the two best comparables for differences from the subject, the Board finds a reduction in the subject's assessment based on overvaluation 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: _____

January 21, 2025



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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