



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

APPELLANT: Christopher McMican
DOCKET NO.: 21-33877.001-R-1
PARCEL NO.: 14-31-401-015-0000

The parties of record before the Property Tax Appeal Board are Christopher McMican, the appellant, by attorney David R. Bass, of Field and Goldberg, LLC in Chicago; 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: \$21,000
IMPR.: \$66,000
TOTAL: \$87,000

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 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 3,000 square foot site that is improved with two buildings.¹ Improvement #1 is a 2.5-story building of masonry exterior construction with 2,441 square feet of building area. Improvement #1 has three apartment units, consisting of one 1-bedroom/1-bathroom garden unit, one 1-bedroom/1-bathroom unit, and one 2-bedroom/2-bathroom bi-level duplex unit. Improvement #2 is a 1.5-story coach house of masonry and frame exterior construction with 1,800 square feet of building area. Improvement #2 has one 2-bedroom/2-bathroom apartment unit comprising the garden level and two additional levels. The buildings are approximately 126 years old and have a combined 4,241 square feet of building area. The subject also has a 2-car detached garage. The property is located in Chicago, West Chicago

¹ The Board finds the best evidence of the subject's improvements is found in the appellant's appraisal which includes photographs of the subject property.

Township, Cook County and is classified both as a class 2-11 and a class 2-03 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 an appraisal estimating the subject property had a market value of \$845,000 as of January 1, 2021. The appraisal was prepared by Gregory B. Nold, a certified general real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected five comparable sales depicted as being located in close proximity to the subject on a map contained within the appraisal. The parcels range in size from, 2,400 to 4,125 square feet of land area and are improved with multi-family buildings ranging in size from 2,800 to 4,311 square feet of building area. The buildings range in age from 99 to 130 years old. The comparables each have three or four apartment units, three comparables have a 2-car or a 3-car garage, and one comparable has 2 off-street parking spaces. The comparables sold from June 2019 to December 2020 for prices ranging from \$630,000 to \$887,500 or from \$191.37 to \$228.10 per square foot of building area, including land. The appraiser adjusted the comparables for differences from the subject to arrive at adjusted prices from \$191.25 to \$210.69 per square foot of building area. The appraiser concluded a value of \$200.00 per square foot or \$850,000, rounded, for the subject under the sales comparison approach.

Under the income approach, the appraiser selected eleven 2-bedroom or 3-bedroom rent comparables with monthly rents ranging from \$1,350 to \$3,000. Based on these comparables, the appraiser estimated market rent of \$1,300 per month for the subject's two 2-bedroom units,² \$1,750 per month for the 2-bedroom duplex unit, and \$2,400 per month for the coach house unit, totaling gross potential income of \$81,000. The appraiser deducted vacancy of 3.0% or \$2,430 to arrive at effective gross income of \$78,570. The appraiser next deducted expenses of \$9,851 to compute net operating income of \$68,720. For the capitalization rate, the appraiser concluded a loaded rate of 8.23% using the mortgage-equity technique. The appraiser concluded value for the subject of \$835,000, rounded, under the income approach.

In reconciliation, the appraiser gave equal weight to both approaches to value in concluding a value for the subject of \$845,000 as of January 1, 2021. The appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" and evidence on April 26, 2023 disclosing the total assessment for the subject of \$120,000. The subject's assessment reflects a market value of \$1,200,000 or \$282.95 per square foot of combined building area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within the same assessment neighborhood code as the subject. The comparables are improved with 1-story, 1.5-story, or 2-story, class 2-03 or 2-07 buildings

² The Board notes the appraiser described these two units as 1-bedroom units on page 45 of the appraisal but described them as 2-bedroom units in the income analysis.

ranging in size from 1,120 to 1,813 square feet of building area. The comparables have varying degrees of similarity to the subject in age, site size, and features and sold from July 2018 to November 2021 for prices ranging from \$701,000 to \$1,100,000 or from \$606.73 to \$634.00 per square foot of building area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

In written rebuttal, the appellant argued the board of review did not present documentation of its comparable sales under Section 1910.65(c)(4) of the Board's procedural rules, after the burden shifted to the board of review to support the subject's assessment with substantive evidence under Section 1910.63(c). The appellant further argued the board of review provided comparables for only the subject's class 2-03 building and these comparables are dissimilar from the subject's class 2-03 building in bedroom count, age, and/or design.

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.

As an initial matter, the Board rejects the appellant's argument that the board of review's use of the Board's prescribed grid analysis form for its comparable sales is insufficient as "substantive, documentary evidence" required under Section 1910.63(c) of the Board's procedural rules. The Board finds Section 1910.80 of the Board's procedural rules requires parties to use the forms prescribed by the Board. Consistent with Section 1910.80, the Board has issued forms for boards of review that include a grid analysis to be used to present information on comparable sales. Pursuant to Standing Order No. 2 issued by the Board, all parties are required to present their comparables in the Board's prescribed grid analysis form for all matters filed after February 28, 2023. The board of review's evidence, including the grid analysis, was filed after February 28, 2023 and the use of the Board's prescribed grid analysis form for its comparables was required. Moreover, the Board finds the appellant did not refute any of the features of the comparables or the sales data presented by the board of review in written rebuttal.

The appellant submitted an appraisal and the board of review submitted four comparable sales in support of their respective positions before the Board. The Board gives less weight to the appraised value conclusion as the appraisal contains inconsistent descriptions of the subject's units which impacts the appropriateness of the appraiser's selection of rent comparables for the income approach. To the extent that the appraiser gave equal weight to the income approach, the Board finds the appraisal states a less credible and/or reliable opinion of value and the Board will instead consider the raw sales presented in the appraisal and by the board of review.

The record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appraisal sale #1 and the board of review's comparables, due to substantial differences from the subject in building size.

The Board finds the best evidence of market value to be the appraisal sales #2 through #5, which sold proximate in time to the assessment date and are more similar to the subject in building size, age, site size, location, and some features, although one comparable lacks a garage that is a feature of the subject, suggesting an upward adjustment to this comparables would be needed to make it more equivalent to the subject. These comparables sold for prices ranging from \$750,000 to \$887,500 or from \$191.37 to \$228.10 per square foot of building area, including land. The subject's assessment reflects a market value of \$1,200,000 or \$282.95 per square foot of building area, including land, which is above the range established by the best comparable sales in the record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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: _____

May 20, 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

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