



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

APPELLANT: Karin S Korth
DOCKET NO.: 21-36151.001-R-1
PARCEL NO.: 14-05-128-023-0000

The parties of record before the Property Tax Appeal Board are Karin S Korth, the appellant(s); 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: \$32,288
IMPR.: \$27,712
TOTAL: \$60,000

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 4,305 square foot parcel of land improved with a 105-year-old, two-story, stucco, single-family dwelling containing 2,120 square feet of building area. The property is located in Chicago, Lakeview Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and inequity as the bases of the appeal. In support of these arguments, the appellant submitted eight comparables. The comparables are described as one and one-half or two-story, frame or stucco, single or multi-family dwellings. They range: in age from 108 to 134 years; in size from 1,600 to 4,232 square feet of building area; and in improvement assessment from \$4.30 to 18.87 per square foot of building area. These comparables sold from December 2021 to April 2022 for prices ranging from \$148.87 to \$396.88 per square foot of building area. The petition discloses that the subject is an owner-occupied residence.

The appellant also submitted "Table: Data for Comparable Sales and Assessment Equity." The document listed the subject property and comparables with descriptions of the properties, the 2021 assessment, the 2020 assessment, and the percentage of change from one year to the other. The appellant included a brief arguing that her property assessment increase by 29.3% in 2019 and has now increased 32.6% for the 2021 tax year. The brief asserts this is an increase much higher than the average rate for the Chicago market. The appellant argues that the subject's neighborhood has gentrified, and the current market demands updated homes that can fetch top prices. She asserts the subject has not been rehabbed since the 1970s/1980s. She argues one bedroom is not heated or cooled well, her ceiling fan is off tilt, she would have to disclose water in the basement, the floors creak, a banister came off, and that the cost to repair or rehab would be \$100,000 to \$150,000. The appellant also submitted the brief she presented to the board of review which included similar arguments and a list of 12 comparables with four of those comparables not included on the previous grid. These four comparables sold from January to April 2022 for prices ranging from \$146.10 to \$306.00 per square foot of building area. The appellant then analyzed the market trends regarding these properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$67,199 with an improvement assessment of \$34,912 or \$16.47 per square foot of building area. The total assessment reflects a market value of \$671,990 or \$316.98 per square foot of building area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of the assessment the board of review submitted four comparables. The comparables are described as two-story, stucco or frame or frame and masonry, single-family dwellings. They range: in age from 111 to 119 years; in size from 1,796 to 2,184 square feet of building area; and in improvement assessment from \$16.46 to \$25.17 per square foot of building area. These comparables sold from November 2019 to August 2021 for prices ranging from \$360.27 to \$448.19 per square foot of building area.

In rebuttal, the appellant submitted a letter asserting that the subject property needs many repairs and upgrades and included black and white photos of various areas of the property to show its condition. She asserts that the board of review's evidence does not address her main argument that the state of repairs on a property influence the market. The appellant submitted black and white photos of the board of review's comparables along with the "realtor's blurb" about those properties to show that they are in better condition which would influence a higher price for the property. She also submitted a grid listing these properties' description, 2021 assessment, 2020 assessment, and percentage of change from one year to the other.

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 best evidence of market value to be the appellant's comparables #1, #2, #3, #6 and #8 and the board of review's comparables #2 and #3. These comparables had sales prices ranging from \$236.70 to \$448.19 per square foot of building area. The appellant's comparable #4 and #7 and the board of review's comparables #1 are given less weight due to their size. The appellant's comparable #4 was given no weight because it is a multi-family dwelling and the board of review's comparable #4 was given no weight due to different exterior construction. In comparison the subject's assessment reflects a market value of \$316.98 per square foot of building area is within the range of the best comparables in this record. However, the Board finds the subject's condition is inferior to the comparables that have full rehabilitation and after adjustments to the comparables for their superior condition, the Board finds the subject should be at the lower end of the range. Based on this record the Board finds the appellant did demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is justified. 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.



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:

August 22, 2023



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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