



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

APPELLANT: Cristi Franklin  
DOCKET NO.: 21-37678.001-R-1  
PARCEL NO.: 14-20-110-018-0000

The parties of record before the Property Tax Appeal Board are Cristi Franklin, the appellant, by attorney Anthony Lewis, of the Law Offices of Gary H. Smith 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:** \$52,500  
**IMPR.:** \$91,500  
**TOTAL:** \$144,000

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 2-story dwelling of brick exterior construction with 3,069 square feet of living area.<sup>1</sup> The dwelling was built in 1894 and is approximately 127 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace and a 2-car garage. The property has an approximately 3,500 square foot site and is located in Chicago, Lake View Township, Cook County. The property is a class 2-06 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 \$1,440,000 as of January 3, 2022. The appraisal was prepared by Thomas E. McNeely, a

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<sup>1</sup> The Board finds the best evidence of the subject's dwelling size was found in the appellant's appraisal which included a detailed sketch with area calculations.

Certified Residential Real Estate Appraiser. The property rights appraised were fee simple. The intended use of the appraisal was to estimate the market value of subject property for a refinance transaction. The appraiser noted the subject's kitchen has been updated in the past 6 to 10 years with granite counter tops, hardwood flooring, newer custom cabinets, and stainless steel. The bathrooms also have been updated with modern tile and fixtures. The basement is finished with family room, bedroom, and bath.

In estimating the value of the subject property, the appraiser developed the sales comparison approach to value. The appraiser provided four comparable sales and two listings that are located within .69 of a mile from the subject. The comparables have sites ranging in size from 3,132 to 4,025 square feet of land area and are improved with 2-story or 3-story dwellings ranging in size from 2,650 to 3,860 square feet of living. The dwellings are 111 to 127 years old and have basements with finished area. Each comparable has central air conditioning and a 2-car or a 3-car garage. Five comparables each have one to three fireplaces. Four comparables sold from April to August 2021 for prices ranging from \$1,315,000 to \$1,850,000 or from \$448.19 to \$498.08 per square foot of living area, including land. After considering adjustments to the comparables for differences when compared to the subject, the appraiser arrived at an estimated market value of \$1,440,000 as of January 3, 2022. Based on this evidence, the appellant requested a reduction in the subject property's total assessment to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$160,000. The subject's assessment reflects a market value of \$1,600,000 or \$521.34 per square foot of living area, including land, when using 3,069 square feet of living area and 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 with the same assessment neighborhood code and property classification code as the subject. Comparable #3 is the same property as appellant's appraisal comparable sale #4. The comparables have sites with 3,720 or 6,200 square feet of land area and are improved with 2-story or 3-story dwellings of frame or masonry exterior construction ranging in size from 3,332 to 3,860 square feet of living area. The dwellings are 118 or 120 years old and have full basements with two having finished area. Three comparables have central air conditioning. Two comparables each have one or two fireplaces. Each comparable has a 2-car, a 2.5-car, or a 3-car garage. The comparables sold from April 2019 to August 2021 for prices ranging from \$1,837,500 to \$2,000,000 or from \$479.27 to \$567.23 per square foot of living area, including land. Based on this evidence the board of review requests confirmation of the subject's assessment.

### **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 record contains an appraisal submitted by the appellant and four comparable sales submitted by the board of review, one of which was included in the appellant's appraisal, to support their respective positions before the Board.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser applied adjustments to the comparables for differences from the subject to arrive at an estimated market value of \$1,440,000. The subject's assessment reflects a market value of \$1,600,000 which is above the appraised value. The Board gave less weight to the unadjusted board of review comparable sales. In addition, comparables #1 and #2 sold 19 and 20 months prior to the January 1, 2021, assessment date and were less likely to be reflective of market value as of that date. Comparable #4 lacks central air conditioning and finished basement area which are features of the subject. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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.



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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:

April 15, 2025



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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

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