FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Nikki Freeman Arcturus Inv., LP
DOCKET NO.: 21-43276.001-R-1
PARCEL NO.: 20-25-221-009-0000

The parties of record before the Property Tax Appeal Board are Nikki Freeman Arcturus Inv., LP, the appellant, by attorney William I. Sandrick, of Sandrick Law Firm, LLC in Homewood, 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:	$8,240
IMPR.:	$18,233
TOTAL:	$26,473

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 three-story multi-family apartment building of masonry exterior construction with 8,364 square feet of gross building area which is approximately 116 years old.[1] Features include a full unfinished basement. The property has a 6,592 square foot site and is located in Chicago, Hyde Park 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 assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in the same neighborhood code as the subject. The comparables consist of

[1] While the board of review reported the subject was 18 years old, the appellant provided a characteristics printout for the subject building depicting an age of 116 years old. The Board finds the property printout depicting the age of the subject is the best evidence in the record.

class 2-11 three-story multi-family buildings of masonry exterior construction that range in age from 92 to 111 years old. The buildings range in size from 8,112 to 8,811 square feet of gross building area. Three comparables have either 2-car or 3.5-car garages. Comparable #1 has six fireplaces. The comparables have improvement assessments ranging from $16,531 to $17,376 or from $1.88 to $2.12 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of $18,233 or $2.18 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $37,430. The subject property has an improvement assessment of $29,190 or $3.49 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same neighborhood code as the subject and within ¼ of a mile from the subject. The comparables consist of class 2-11 three-story multi-family buildings of masonry exterior construction that are from 103 to 109 years old. The buildings range in size from 8,136 to 8,796 square feet of gross building area. Each comparable has a full unfinished basement, one comparable has central air conditioning and two comparables each have either a 2-car or a 3.5-car garage. The comparables have improvement assessments ranging from $17,541 to $22,958 or from $2.12 to $2.61 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject’s assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The comparables range in age from 92 to 111 years old and range in gross building area from 8,112 to 8,811 square feet, where the subject at 116 years old and at 8,364 square feet of gross building area, falls within the range of the comparable buildings. Downward adjustments are necessary for five of the comparables which have garages, which is not a feature of the subject and one comparable necessitates a downward adjustment for air conditioning which also is not a feature of the subject.

These seven comparables have improvement assessments ranging from $16,531 to $22,958 or from $1.88 to $2.61 per square foot of gross building area. The subject's improvement assessment of $29,190 or $3.49 per square foot of gross building area falls above the range established by the comparables in this record both in terms of overall improvement assessment and on a per-square-foot of gross building area which the Board finds is excessive given the subject’s older age and lack of a garage feature. Based on this record and after considering appropriate adjustments to the comparables in the record for differences in age, building size and/or features, the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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.

Chairman

Member	Member
Member	Member

DISSENTING:

C E R T I F I C A T I O N

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: November 19, 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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