



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

APPELLANT: BIC Western Avenue, LLC
DOCKET NO.: 21-43619.001-R-1
PARCEL NO.: 14-07-307-002-0000

The parties of record before the Property Tax Appeal Board are BIC Western Avenue, LLC, the appellant(s), by attorney Kevin Griffin, of Eugene L. Griffin & Associates, Ltd. 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: \$20,384
IMPR.: \$17,116
TOTAL: \$37,500

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 110-year-old, three-story, single-family dwelling of frame construction with 3,241 square feet of living area. Features of the home include an unfinished partial basement, two full bathrooms, and a 1.5-car garage. The property has a 2,548 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a Class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on June 22, 2021, for a price of \$375,000. The appellant answered the questions in Section IV of the residential appeal, submitted a master statement, a trustee's deed, the PTAX-203 form, a Multiple Listing Service closing data sheet, and a sales contract. The answers from Section IV of the residential appeal indicated that the sale of the subject property was not between family members, was sold by

owner¹, was advertised on the Multiple Listing Service, and was not due to a foreclosure action. The answer given to how long the property was advertised for was listed as “unknown.” However, simply looking at the Multiple Listing closing data sheet shows that the subject property was listed on March 25, 2021, and sold on June 22, 2021, approximately three months. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect 10% of the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,000. The subject's assessment reflects a market value of \$430,000 or \$132.68 per square foot of building area, land included, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. In support of its contention of the correct assessment the board of review submitted information on four sales comparables.

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 Board finds the best evidence of market value to be the purchase of the subject property in June 2022 for a price of \$375,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. With no evidence submitted by the board of review that refutes this evidence, the Board finds that the parties to the transaction were not related, the property was sold by a realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for approximately three months prior to the sale. In further support of the assertion that the sale was of an arm's length nature, the appellant submitted a copy of a master statement, a trustee's deed, the PTAX-203, a Multiple Listing Service closing data sheet, and a sales contract. This evidence was not refuted. There was no evidence from the parties that the subject was sold pursuant to a short sale or a foreclosure action. The Board finds the purchase price was below the market value reflected by the assessment. Based on this record, the Board finds the subject property had a market value of \$375,000 as of January 1, 2021, and that a reduction in the subject's assessment is justified. Since market value has been determined, the 10.00% level of assessment for Class 2 property under the Cook County Property Assessment Classification Ordinance shall apply.

¹ The appellant's answer in Section IV indicated that the property was sold by owner. However, the appellant also indicated in Section IV that an agent Brendan Murphy of Dream Town Realty was used. The master statement lists a miscellaneous charge of “Commission – Listing to Dreamtown.” Based on this, the Board finds that a realtor was used in the sale of the subject property rather than by owner as answered in Section IV by the appellant.

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: _____

February 18, 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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APPELLANT

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