



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

=APPELLANT: SBY Wabash LLC
DOCKET NO.: 21-49499.001-C-2
PARCEL NO.: 17-15-308-019-0000

The parties of record before the Property Tax Appeal Board are SBY Wabash LLC, the appellant(s), by attorney Paul K. Lee, of The Law Office of Paul K. Lee 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: \$482,650
IMPR.: \$342,350
TOTAL: \$825,000

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 is improved with a 128-year-old, five-story, multi-use office loft, co-working, event space, and flex industrial building of masonry construction containing 45,250 square feet of gross building area. The subject is located on an 11,032 square foot site. The property is in Chicago, South Township, and is a Class 5 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends that overvaluation is the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$3,300,000 as of January 1, 2021. The appellant requested a total assessment reduction to \$825,500.

The board of review submitted its "Board of Review Notes on Appeal," disclosing the total assessment for the subject of \$942,495. The subject's assessment reflects a market value of \$1,531,222 when applying the 2021 level of assessment of 25.00% for Class 5 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four sales comparables. The purchase prices ranged from \$1,854,000 to \$7,750,000 or \$84.72 to \$193.75 per square foot of building area. The sales occurred between April 2018 and July 2022.

Appellant's appraisal report, evidence, and hearing testimony

The appraiser was not available to testify at the hearing.

The subject property is a 128-year-old, five-story, masonry, multi-tenant commercial loft office building containing approximately 44,250 square feet of net leasable area. The subject site is a rectangular-shaped, interior parcel of land with 66.66 feet of frontage on the west side of Wabash Avenue with an average depth of approximately 165 feet. The elevated CTA tracks bound the subject site to the west. The total area is approximately 11,032 square feet. The site is situated approximately 251 feet south of 11 Street.

The appraiser researched five improved comparable properties to develop the sales comparison approach. They characterized the comparables as multi-tenant office/loft/industrial buildings located in Chicago. They sold from May 2018 through September 2021. They ranged in age from 35 to 40 years, of age. They sold for prices ranging from \$3,050,000 to \$16,400,000 or from \$51.22 to \$108.06 per square foot of gross building area. After adjusting these properties for various key property characteristics, Cole concluded the subject property had a value of \$75.00 per square foot of gross building area, or \$3,318,750 total value.

Under the income approach, the appraiser analyzed twelve commercial comparables to arrive at a blended rental rate of \$23.20 per square foot for a potential gross income of \$768,937. The appraiser applied a vacancy and collection rate of 18% to arrive at an effective gross income of \$670,528. Expenses were estimated at \$184,966, resulting in a net operating income (NOI) of \$466,987.

The appraiser used immediate area market surveys, the band of investment, and overall national market surveys when capitalizing the NOI. They opined a capitalization rate of 8%, which then was loaded to 0.557%, accounting for the taxes. This resulted in an estimate of value under the income approach to value of \$3,000,000, rounded.

In reconciling the approaches to value, based upon the discussion and placing primary emphasis on the income approach, it is their opinion that the retrospective market value of the subject property, as of January 1, 2021, was \$3,300,000.

On direct examination, the appellant asked the board of review representative, Ms. De La O, if she personally prepared the evidence submitted by the board of review. Ms. De La O replied that she did not prepare the evidence submitted by the board of review. The appellant then requested that the Board give no weight to the evidence submitted by the board of review, as it is hearsay. The Administrative Law Judge presiding over the hearing reserved ruling on the appellant's hearsay objection.

Ms. De La O, with the board of review, testified in their case in chief that the median is \$84.72, and the current market value currently is \$85.20. The board of review further elaborated that they believe the value is valid based upon the sales comparables.

In the closing argument, the appellant testified that the basis of the appeal, the value of the property, must be proven by a preponderance of the evidence. In this case, the appellant has provided an appraisal report for the subject property, which states that the fair market value is \$3,300,000. The appellant further testified that the subject property is in a subpar location and experienced significant vacancies throughout 2021. The appellant also testified that they experienced difficulties filling their office space due to the remaining effects of the COVID pandemic, which occurred in 2020. The appellant further testified that the appraisal report submitted by the appellant is clearly the best and only evidence of value presented in this record. The appellant requested a reduction in its assessment. In closing, the board of review stated the median comes in at \$84.72. The current value is \$85.20. The appraisal came in at \$75, so the board of review stated it's not that far off, and the board of review's value is in range.

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 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 has met this burden of proof, and a reduction in the subject's assessment is warranted.

Witness credibility and evidence reliability are major considerations in determining whether a change of assessment is warranted. Weighing evidence “requires the trier of fact to find whether the greater amount of credible evidence presented sustains the issue that is to be established.” *Kraft Foods, Inc. v. Illinois Property Tax Appeal Board*, 2013 Il App. (2d) 121031, ¶48. Appraisers are market valuation experts whose opinions may vary in good faith. See, *Board of Education of the City of Chicago v. Gorenstein*, 179 Ill.App.3d 388, 394 (1st Dist. 1989). The courts have stated that where there is credible evidence of comparable sales, these sales are to be given significant weight as evidence of market value. *Chrysler Corp. v. Illinois Property Tax Appeal Board*, 69 Ill.App.3d 207 (2nd Dist. 1979); *Willow Hill Grain, Inc. v. Property Tax Appeal Board*, 187 Ill.App.3d 9 (5th Dist. 1989).

The appellant made a hearsay objection to the board of review's evidence submitted because the evidence was not prepared by the board of review representative, Ms. De La O, who represented the board of review at the hearing. The Board overrules the appellant's hearsay objection

because the comparable sales and the notes on appeal submitted by the board of review are evidence in the record.

The Board considers the weight and credibility of the documentary and testimonial evidence, and of the arguments made. The best evidence of market value is the appraisal submitted by the appellant. The Board finds the subject property had a market value of \$3,300,000 with a taxable assessed value of \$825,000 as of the assessment date at issue. Since market value has been established, the 2021 level of assessment of 25.00% for Class 5 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

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: _____

October 20, 2026



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 9-215 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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