



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

APPELLANT: Lisa Keeler
DOCKET NO.: 21-49528.001-R-1
PARCEL NO.: 13-21-218-021-0000

The parties of record before the Property Tax Appeal Board are Lisa Keeler, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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: \$13,020
IMPR.: \$11,069
TOTAL: \$24,089

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 1.5-story dwelling of frame exterior construction with 1,417 square feet of living area. The dwelling is approximately 108 years old. Features of the home include a full basement with finished area, central air conditioning, and a 2-car garage. The property has a 4,650 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both unequal treatment in the assessment process as well as overvaluation concerning the subject property. In support of the inequity argument the appellant submitted information on eight equity comparables located within the subject's assessment neighborhood.¹ The comparables consist of 1.5-story class 2-03 dwellings of frame exterior

¹ Fore ease of reference, the appellant's comparables have been renumbered #1 through #8.

construction ranging in size from 1,374 to 1,490 square feet of living area. The homes are 99 to 126 years old. One dwelling has a basement and seven comparables each have either a concrete slab or crawl space foundation. Four comparables each have either a 1-car or 2-car garage. The comparables have improvement assessments ranging from \$9,531 to \$10,407 or from \$6.57 to \$7.17 per square foot of living area.

In support of the overvaluation argument, the appellant submitted information on four comparable sales located within the subject's assessment neighborhood. The comparables consist of 1-story or 1.5-story dwellings of frame or masonry exterior construction ranging in size from 1,388 to 1,480 square feet of living area. The homes are 69 to 97 years old. Each dwelling has a full basement and a 2-car garage. The parcels range in size from 3,750 to 4,960 square feet of land area. The comparables sold from January to October 2020 for prices ranging from \$180,000 to \$227,000 or from \$121.62 to \$162.72 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced improvement assessment of \$4,210 or \$2.97 per square foot of living area and a reduced total assessment of \$17,230, for an estimated market value of \$172,300 or \$121.59 per square foot of living area, including land, when applying the 10% level of assessment under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,477. The subject property has an improvement assessment of \$24,457 or \$17.26 per square foot of living area. The subject's total assessment reflects a market value of \$374,770 or \$264.48 per square foot of living area, including land, when using the 10% level of assessment 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 comparables located within the subject's assessment neighborhood. The comparables consist of 1.5-story dwellings of frame exterior construction ranging in size from 1,483 to 1,727 square feet of living area. The dwellings are 103 to 113 years old. Each dwelling has a full basement with three having finished area, central air conditioning, and either a 2-car, 2.5-car, or 3-car garage. The parcels range in size from 3,075 to 4,059 square feet of land area. The comparables have improvement assessments ranging from \$28,618 to \$35,063 or from \$18.89 to \$23.35 per square foot of living area. Two comparables sold in October 2018 and September 2019 for prices of \$262,000 and \$335,000 or for \$172.94 to \$222.74 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued that the board of review comparables support the appellant's contention that the subject is overassessed.

Conclusion of Law

The taxpayer contends in part 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of 12 equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables, which differ from the subject in foundation and/or lack a garage, a feature of the subject. The Board also gives reduced weight to board of review comparable #1, which is less similar to the subject in dwelling size.

The Board finds the best evidence of assessment equity to be board of review comparables #2 through #4, which are similar to the subject in age, dwelling size, and features. These comparables have improvement assessments that range from \$28,618 to \$34,634 or from \$18.89 to \$23.35 per square foot of living area. The subject's improvement assessment of \$24,457 or \$17.26 per square foot of living area falls below the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified on equity grounds.

The taxpayer also 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 parties submitted six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparable #2, which differs from the subject in age. The Board also gives reduced weight to the board of review's comparables, which sold less proximate to the January 1, 2021 assessment date at issue in this appeal.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #3, and #4, which sold proximate to the assessment date at issue and are similar to the subject in age, dwelling size, and some features. These most similar comparables sold from January to October 2020 for prices ranging from \$180,000 to \$227,000 or from \$121.62 and \$162.72 per square foot of living area, including land. The subject's assessment reflects a market value of \$374,770 or \$264.48 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is justified based on overvaluation.

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: January 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lisa Keeler, by attorney:
Stephanie Park
Park & Longstreet, P.C.
1620 W Colonial Pkwy.
Inverness, IL 60067

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602