



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

APPELLANT: Nancy Barrett
DOCKET NO.: 21-57707.001-R-1
PARCEL NO.: 14-18-411-003-0000

The parties of record before the Property Tax Appeal Board are Nancy Barrett, the appellant, by attorney Caren Gertner, of the Law Office of Gertner & Gertner, 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: \$42,183
IMPR.: \$13,817
TOTAL: \$56,000

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 1.5-story dwelling¹ of frame exterior construction with 1,827 square feet of living area. The dwelling was constructed in 1892 and is approximately 128 years old. Features of the home include a basement and a 2-car garage. The property has an approximately 4,688 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The parties differ on the subject's design. The appraisers described the subject home as a 1-story bungalow with finished but unheated attic area and the board of review described the subject home as a 1.5-story dwelling. However, both parties reported the same dwelling size. Thus, given both parties agree the upper story is living area, the Board concludes the subject is a 1.5-story home.

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 \$560,000 as of January 1, 2021. The appraisal was prepared by Greg S. Fisher, an associate real estate trainee appraiser, and Harry M. Fishman, a certified general real estate appraiser, to estimate the market value of the subject as of January 1, 2021 for ad valorem tax purposes. The appraiser reported the subject is in below average condition.

Under the sales comparison approach, the appraisers selected three comparable sales located from 0.62 to 0.98 of a mile from the subject. The parcels range in size from 3,600 to 3,990 square feet of land area and are improved with 1-story, class 2-04 homes of frame or masonry exterior construction ranging in size from 1,666 to 1,760 square feet of living area. The dwellings are 105 or 120 years old, with described as being in below average condition and one described as being in average condition. Each home has a basement and a 2-car garage. One comparable has central air conditioning and a fireplace. The comparables sold in November 2020 and September 2021 for prices ranging from \$525,000 to \$594,000 or from \$313.43 to \$337.50 per square foot of living area, including land. The appraisers adjusted the comparables for differences from the subject to arrive at adjusted prices from \$543,045 to \$564,975. Based on this analysis, the appraisers concluded a value for the subject of \$560,000 as of January 1, 2021.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$75,000. The subject's assessment reflects a market value of \$750,000 or \$410.51 per square foot of living area, including land, when 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 two comparable sales located 0.25 of a mile from the subject. The comparables have 3,000 and 4,590 square foot sites that are improved with 1.5-story homes of frame or frame and masonry exterior construction with 1,903 and 2,205 square feet of living area. The dwellings are 110 and 133 years old. Each home has a basement, one of which has finished area, and a 2-car garage. One home has central air conditioning. The comparables sold in March 2019 and August 2021 for prices of \$1,140,000 and \$942,000 or \$517.01 and \$495.01 per square foot of living area, including land, respectively. Based on this evidence the board of review requested 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.Adm.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.Adm.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 appellant submitted an appraisal and the board of review submitted two comparable sales in support of their respective positions before the Board. The Board gives less weight to the board of review's comparable #1, which sold less proximate in time to the assessment date than the sales presented in the appraisal, and to the board of review's comparable #2, which has finished basement area unlike the subject.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables that sold proximate in time to the assessment date and are similar to the subject in dwelling size, age, and features for which appropriate adjustments were made. The subject's assessment reflects a market value of \$750,000 or \$410.51 per square foot of living area, including land, which is above the appraised value conclusion. 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.



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: _____

April 15, 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

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