



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

APPELLANT: Timothy Walkoe
DOCKET NO.: 22-41660.001-R-1
PARCEL NO.: 10-33-323-006-0000

The parties of record before the Property Tax Appeal Board are Timothy Walkoe, the appellant(s); 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: \$13,950
IMPR.: \$32,550
TOTAL: \$46,500

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 single-family, 1.5-story dwelling with 2,245 square feet of living area of masonry construction. As of the lien date, the subject is approximately 68 years old. The subject has a partial formal recreation room basement, air conditioning, and a one-car garage. The property has a 6,200 square-foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal that estimated the subject's market value to be \$465,000 as of January 1, 2022. The appraiser utilized the sales comparison approach to value to estimate the subject's market value.

Appellant also submitted information on two¹ suggested sales comparables. Both are masonry construction. Both have air conditioning. As of the lien date, Appellant's comparables ages range from 64 to 83 years old. Appellant's comparables range in size from 2,059 to 2,098 square feet of living area. The comparables have sites that range from 5,437 to 5,950 square feet of land area. The comparables sold between November 15, 2021 and January 7, 2022 for prices ranging from \$430,000 to \$481,000 or from \$127.00 to \$234.00 per square foot of living area, including land. Neither comparable has the same neighborhood code as the subject property and range from .2 miles to 1.2 miles from the subject

The Cook County Board of Review (BOR) submitted its "Board of Review Notes on Appeal." The subject's assessment is \$62,000 which reflects a market value of \$620,000 using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. The subject's assessment reflects a market value of \$276.17 per square foot of living area, including land.

The BOR submitted four sales comparables in support of its final assessment. The properties are described as one- and 1.5-story dwellings. All BOR comparables share the same neighborhood code as the subject, with one located within a quarter mile of the subject, two on the same block as the subject, and one within the same subarea as the subject. Three are masonry construction; one is frame-and-masonry. Three have air conditioning. As of the lien date the BOR comparables range from 65 to 83 years old. The comparables range from 1,862 to 2,838 square feet of building area. The comparables have sites that range from 4,960 to 7,980 square feet of land area. The comparables sold between June 1, 2022 and June 3, 2022 for prices between \$515,000 and \$651,000 or \$184.09 and \$349.62 per square foot of living area, including land.

Conclusion of Law

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 best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value above the best evidence of market value in the record. The appellant's appraiser utilized the sales comparison approach to value in determining the subject's market value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser reviewed the property's history and used similar properties in the sales comparison approach while providing necessary adjustments. Therefore, the Board finds the subject property had a market value of \$465,000 as of the instant lien date. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10% shall apply.

¹ Appellant comparable 2 lists a sales price but no date of sale or sales price per square foot.

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: _____

March 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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