



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

APPELLANT: Karaja Group, LLC
DOCKET NO.: 22-47103.001-R-1
PARCEL NO.: 20-26-220-004-0000

The parties of record before the Property Tax Appeal Board are Karaja Group, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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 **No Change** 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: \$3,906
IMPR.: \$1,593
TOTAL: \$5,499

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 2022 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 two-story building of frame exterior construction with 2,046 square feet of building area. The building is approximately 134 years old. Features of the building include a full basement. The property has a 3,125 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-11 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 in December 2019 for a price of \$27,000. The appellant reported that the seller was Nationwide Community Revitalization, LLC, the parties to the transaction were not related, and the property was sold through a realtor. The appellant also indicated the property was advertised for sale through the Multiple Listing Service for a period of 175 days. In further support of the appeal, the appellant submitted a copy

of the settlement statement which lists the sale price of \$27,000, a settlement date of December 9, 2019, and depicts a commission being distributed to SR Realty. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,499. The subject's assessment reflects a market value of \$54,990 or \$26.88 per square foot of building area, land included, 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 comparable sales. The comparables consist of two-story class 2-11 buildings of frame or masonry exterior construction ranging in size from 2,076 to 2,590 square feet of building area. The buildings are 113 or 133 years old. Three buildings each have an unfinished basement, one comparable has a concrete slab foundation, and one comparable has a two-car garage. The parcels range in size from 3,000 to 4,340 square feet of land area. The comparables sold from May 2020 to February 2022 for prices ranging from \$55,000 to \$221,000 or from \$22.94 to \$85.33 per square foot of building area, including land.

In rebuttal, the appellant argued that the board of review's evidence failed to comply with the Property Tax Appeal Board's procedural rules. The appellant argued further that the board of review's data was from an unverified source and does not reflect any adjustments for size, location, age, features, or date of sale.

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

The parties submitted a total of four comparable sales and evidence of the subject's December 2019 sale to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the purchase price as the date of sale is less proximate to the January 1, 2022 assessment date at issue than other sales in the record. The Board also gives less weight to the board of review's comparable #2, which appears to be an outlier due to its much higher sale price compared to the other sales in the record.

The Board finds the best evidence of market value to be board of review comparable sales #1, #3, and #4, which sold more proximate to the assessment date at issue and are similar to the subject in age, building size, and some features. These most similar comparables sold for prices of \$55,000 and \$55,859 or from \$22.94 to \$26.49 per square foot of building area, including land. The subject's assessment reflects a market value of \$54,990 or \$26.88 per square foot of building area, including land, which is below the range established by the best comparable sales in this record overall, and slightly above the range on a per-square-foot basis. 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 not 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

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: _____

December 17, 2024

Clerk of the Property Tax Appeal Board

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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