FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Raphael Magarik
DOCKET NO.: 24-32877.001-R-1
PARCEL NO.: 20-11-413-019-1005

The parties of record before the Property Tax Appeal Board are Raphael Magarik, 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:	$7,423
IMPR.:	$28,789
TOTAL:	$36,212

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 2024 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 condominium unit in a 111-year-old, 6-unit condominium building, on a 7,650 square foot site, in Chicago, Hyde Park Township, Cook County. The subject has an 18.00% ownership interest in the common elements. Features of the home include 1,800 square feet of living area with two bathrooms. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on six suggested equity condominium comparables located in different buildings from the subject property's building. The comparables ranged in living area square footage from 1,400 to 4,000. The assessments for the comparables ranged between $1,191.61 to $2,461.20 per percentage of ownership. The percentage of ownership for the comparable properties ranged from 15.42% to 33.3333%. In its brief, the appellant asserts the subject unit's building's total assessed value increased by 32.69% and based on twenty-five comparable properties the appellant collected, those buildings assessments rose by 14.96%. The appellant contends the difference in assessment is due to "blind bad luck." In addition, the appellant included a copy of the board of review's written decision letter reflecting its total valuation assessment for the subject unit of $41,796. Based on this evidence, the appellant requested a reduction in the subject's assessment to $36,212.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of $41,796 and a percentage of ownership of 18% or $2,286.22 per percentage of ownership. The board of review also submitted a "condominium analysis results for 2024" which listed the assessments for each of the six condominium units in the same building as the subject unit for the 2024 tax year. The percentage of ownership of all units in the building ranged from 16% to 18% per unit. The subject's 2024 total assessment is $41,796 which reflects a market value of $417,960 using the statutory level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of the current assessment, the board of review submitted its condominium analysis indicating two condominium units in the subject's building, with a combined 34% of ownership in the common elements, sold between July 2021 and March 2022 for $820,000 total. One of the board's sale comparable units was the subject unit, with a sale price of $445,000 in July of 2021. The total sales price was then divided by the percentage ownership interest in the common elements of the units sold to arrive at a total market value for the building of $2,411,765. Based on these calculations, the board of review indicates a total market value for the subject unit of $434,118. The board did not provide any equity comparables information.

In rebuttal, the appellant asserts the subject unit's building was assessment value was inequitable because it was higher than neighboring buildings. The appellant contends the board of review's comparables from the same building as the subject unit are not responsive to the appellant's comparables from neighboring buildings, and therefore, the appellant's evidence remains uncontested. In addition, the appellant submitted copies of email correspondence with the HOA Board President requesting the appellant repair a broken window in the subject unit. Furthermore, the appellant submitted a copy of a Real Estate Contract signed in November of 2005 for a different unit in a building neighboring the subject unit reflecting a purchase price of $305,000.

Conclusion of Law

The taxpayer contends 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 meet* this burden of proof and a reduction in the subject's assessment *is* warranted.

In evaluating the equity evidence, the Board notes that comparables from within the same condominium complex are generally preferred because they share similar construction characteristics, amenities, homeowners' association services, and market influences. However, such comparables are not required. When same-complex data are unavailable, limited, or not sufficiently similar, it is appropriate to rely on comparables or sales from nearby or similarly constructed condominium developments, provided they are reasonably similar in age, design, size, condition, amenities, and overall market appeal. Accordingly, out-of-complex assessment comparables may be used when they offer a reliable basis for determining equity.

The Board notes, however, that out-of-complex comparables often lack sufficient detail regarding their physical characteristics and amenities, which can limit their usefulness in determining similarity to the subject property. Where the record does not provide adequate information, the Board cannot place significant weight on such comparables.

The Board finds the evidence submitted by the board of review to be irrelevant as it is based on sales comparables and the instant appeal is based on an assessment inequity assertion. The Board finds the best evidence of assessment inequity to be *the appellant's equity comparables #2, #3, and #4.* These comparables were most similar to the subject condominium unit in percentage ownership in the common elements and/or living area square footage. These comparables have assessments ranging from $1,393.19 to $1,920.00 per percentage of ownership. In comparison the subject's assessment of $2,286.22 per square foot of building area is above the best comparables in this record..Based on this record and after making adjustments for differences in pertinent characteristics, Based on this record the Board finds appellant *did* demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment *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:

C E R T I F I C A T I O N

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: July 21, 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 9-125 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

Raphael Magarik
1213 E. 53rd Street
#2E
Chicago, IL 60615

COUNTY

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