FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Karin S Korth
DOCKET NO.: 24-33018.001-R-1
PARCEL NO.: 14-05-128-023-0000

The parties of record before the Property Tax Appeal Board are Karin S Korth, 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:	$34,979
IMPR.:	$30,021
TOTAL:	$65,000

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 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 4,305 square foot parcel of land improved with a 107-year-old, two-story, stucco, single-family dwelling, containing 2,120 square feet of living area. Features of the home include two bathrooms, a two-car garage, air conditioning, and a full basement. The property is located in Chicago, Lake View Township, Cook County and is a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of its overvaluation argument, appellant submitted sales information on eight comparable properties that sold between September 2023 and August 2024 for prices ranging between $196.74 to $427.95 per square foot of living area, including land. The comparable sales were each improved with a single-family dwelling of either frame, masonry, or stucco and frame construction, and contained between 1,374 and 2,377 square feet of living area. They ranged from one-and-one-half bathrooms to three bathrooms. Some of the comparables had air conditioning and others did not. Each of the comparable properties had a two-car garage.

In support of its assessment inequity argument, appellant submitted equity information on the same eight comparables used for its sales comparables. They ranged in improvement assessment between $10.10 and $26.34 per square feet of living area. Based on this evidence, appellant requested a reduction in the subject's assessment to $65,000.

The board of review submitted its "Board of Review Notes on Appeal" depicting a total assessed valuation of $79,936, with an improvement assessment of $39,899, or $18.82 per square feet of living area. The subject's assessment reflects a market value of $799,360, or $377.06 per square foot of living area when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted three comparable properties. The comparable properties were two-story, single-family dwellings of either frame, masonry, or stucco construction and ranged in size between 1,696 and 2,194 square feet of living area and in assessment between $22.52 and $26.32 per square foot of living area. Each had a two-car garage and ranged in bathrooms from two and one-half bathrooms to three and one-half bathrooms. Two of the comparables had air conditioning and one did not. They sold between June 2022 and August 2024 for prices ranging between $346.40 and $543.19 per square foot of living area, including land.

In rebuttal, the appellant submitted a brief asserting the grid analysis the appellant was provided did not provide a line item to describe an essential description, the "condition" of the subject and comparable properties. The appellant contends the condition of the subject property was erroneously described as "delux" by the board of review. The appellant concludes that the board of review's "delux" comparables were not comparable to the subject. In further support of the appellant's assertion, the appellant submitted photographic evidence of the board of review's three comparable properties and noted that the subject property would be similar to these three comparables if the subject property had new paint, floors, cabinets, and appliances.

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

The Board finds the best evidence of market value to be appellant's sale comparables #1, #3, and #4. These properties sold in 2023 or 2024 for prices ranging between $196.74 and $350.38 per square foot of living area, including land. They were most similar to the subject property in construction, living area square footage, and/or closest to in in proximity. The subject's current assessment reflects a market value of $377.06 per square foot of living area, including land, which is above the market value established by the best comparables in this record. Based on this record, the Board finds the appellant has proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's assessment is warranted. The Board finds the subject property to now be fairly and equitably assessed.

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

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