



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

APPELLANT: Tirell, LLC
DOCKET NO.: 15-30442.001-R-1
PARCEL NO.: 24-05-232-011-0000

The parties of record before the Property Tax Appeal Board are Tirell, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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: \$2,204
IMPR.: \$10,935
TOTAL: \$13,139

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 2015 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 dwelling of frame construction. The dwelling is approximately 68 years old and has 1,523 square feet of living area. Features of the home include a crawl-space foundation, central air conditioning and a one and one-half car garage. The property has a 4,640-square foot site and is located in Oak Lawn, Worth Township, Cook County. The subject is classified as a class 2-05 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 on March 28, 2013, for a price of \$110,000. In Section IV – Recent Sale Data of the residential appeal form, the appellant stated the property was purchased from the Federal Home Loan Mortgage; the parties to the transaction were not related; the property was sold using a realtor; and the property had been

advertised for sale with a multiple listing service (MLS). The appellant did not answer the question that asked how long the subject had been exposed to the market. To document the transaction, the appellant submitted copies of the settlement statement, the real estate contract, and the transfer tax declaration. The settlement statement revealed that commissions had been paid to realty firms, and the transfer declaration disclosed that the property had been advertised for sale. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,139. The subject's assessment reflects a market value of \$129,321 or \$84.91 per square foot of living area, land included, when using the 2015 three-year average median level of assessment for class 2 property of 10.16% under the Cook County Real Property Assessment Classification Ordinance as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on eight comparable sales that sold from January 2014 to December 2015 for prices that ranged from \$150,000 to \$300,000 or from \$104.34 to \$182.05 per square foot of living area, land included. The comparables have the same assigned classification code as the subject; however, none of the comparables have the same assigned neighborhood code as the subject. Three of the comparable sales are located in Oak Lawn like the subject, and five of the comparable sales are located in Evergreen Park. Their sites range from 3,720 to 8,001 square feet of land area. The comparables are improved with two-story dwellings of masonry, frame or frame and masonry construction. The dwellings range in age from 63 to 91 years old and contain from 1,232 to 1,996 square feet of living area. Three comparables have full finished basements, and five comparable have unfinished basements, either full or partial. Three comparables have central air conditioning; one comparable has a fireplace; and six comparables have garages that range from one-car to two and one-half car. As part of the submission, the board of review submitted a supplemental brief that was written for appeals involving compulsory sales, special warranty deeds, quitclaim deeds, estate sales or non-arm's length transactions. As documentation, the analyst submitted a copy of the subject property's deed history from the Cook County Recorder of Deeds' website. The deed history revealed the subject's sale was compulsory due to a foreclosure. Based on this evidence, the board of review requested confirmation of the subject's assessment.

The appellant's attorney submitted a rebuttal, wherein counsel stated that the board of review's comparables were located in a different neighborhood than the subject property.

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 Board gave little weight to the subject's sale because it did not occur proximate in time to the assessment date at issue. The subject sold on March 28, 2013, which was over 21 months prior to the January 1, 2015 assessment date. The Board finds the board of review submitted eight comparable sales, all of which sold more proximate to the January 1, 2015 assessment date than the subject property. Nevertheless, the Board gave less weight to five of these comparables (#3, #4 and #6 through #8), because they were located in a different municipality than the subject and their parcel index numbers indicate they were not located anywhere near the subject property. The Board also gave less weight to board of review comparable #2, because this comparable was significantly older than the subject.

The Board finds the best evidence of market value in the record to be board of review comparable sales #1 and #5. These two comparables were located in Oak Lawn like the subject. Board of review comparables #1 and #5 sold in October 2015 and July 2014 for prices of \$109.38 and \$141.58 per square foot of living area, land included, respectively. The Board finds these sale dates were more proximate to the January 1, 2015 assessment date than the subject's March 2013 sale. Despite differences in foundation, board of review comparables #1 and #5 were very similar to the subject in story height, exterior construction, age and living area.¹ The Board finds the subject's assessment reflects a market value of \$129,321 or \$84.91 per square foot of living area, land included, that is supported by the best comparable sales in the record. Based on the evidence in the record, the Board finds that a reduction in the subject's assessment is not justified.

¹ The Board considered adjustments and differences in the comparables when compared to the subject. Board of review comparables #1 and #5 had full basements, while the subject had a crawl-space foundation. The superior attribute of a basement helps to explain why board of review comparables #1 and #5 had higher market values per square foot of living area than the subject property.

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: June 19, 2018



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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