



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

APPELLANT: Trinity Investment Group of Illinois  
DOCKET NO.: 16-28041.001-R-1 through 16-28041.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Trinity Investment Group of Illinois, the appellant(s), by attorney Ellen G. Berkshire, of Verros Berkshire, 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
16-28041.001-R-1	24-13-101-031-0000	2,550	6,688	\$9,238
16-28041.002-R-1	24-13-101-056-0000	2,040	6,688	\$8,728

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2016 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 two parcels of land improved with a 76-year old, two-story, frame, single-family dwelling containing 1,382 square feet of building area. The property is located in Lake Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of the overvaluation argument, the appellant submitted evidence disclosing the subject property was purchased April 2016 for a price of \$102,000 or \$73.81 per square foot of building area. The appellant included copies of the warranty deed, a vacancy affidavit, a general affidavit, and black and white and color photographs of the subject. The appellant argues the subject's improvement was torn down in December of 2016. To support this, the appellant attested in November 2016 that the subject is awaiting a permit to begin the demolition of the subject's improvement. The appellant checked

the box in Section IV-Recent Sale Data that the subject was not advertised for sale. A handwritten notation indicates that the buyer was made aware of the property through another developer and that they then negotiated a sale price based on other market transactions. The notation opines that the subject was in below average condition. The appellant requests a reduction to the sale price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for one of the subject's parcels. The subject has a total assessment of \$21,092. The subject's assessment reflects a market value of \$210,920 or \$152.62 per square foot of building area when using the level of assessment for class 2 property of 10% 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 sales. These properties are described as two-story, frame and masonry, single-family dwellings between one and 13 years old. They sold from January 2015 to January 2016 for prices from \$149.98 to \$195.16 per square foot of building area.

In rebuttal, the appellant submitted a letter clarifying the parcels under appeal and asserting that the board of review failed to address the second parcel which was included in the 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 gives little weight to the subject's sale price as the subject was not advertised for sale and therefore, the sale of the subject was not an arm's length transaction. The Board finds the best evidence of market value to be the board of review's comparables. These comparables' sale dates are most reflective of the lien date. They sold from January 2015 to January 2016 for prices ranging from \$149.98 to \$195.16 per square foot of building area. The subject's assessment reflects a market value of \$152.62 per square foot of building area which is within the range of the best comparables in the record. However, the Board finds the comparables are significantly newer than the subject. Based on the record and after adjustments to the comparables for differences in age and other pertinent factors, the Board finds the appellant did demonstrate by a preponderance of the evidence that the subject was overvalued, and a reduction 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.

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Chairman



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Member

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Member



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Member

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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: July 16, 2019



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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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