



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

APPELLANT: Inverclyde, LLC
DOCKET NO.: 16-43941.001-R-1
PARCEL NO.: 29-23-409-005-0000

The parties of record before the Property Tax Appeal Board are Inverclyde, 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: \$2,700
IMPR.: \$10,584
TOTAL: \$13,284

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2015 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 of a one-story dwelling of masonry construction with 1,808 square feet of living area. The dwelling was approximately 45 years old. Features of the home include a partial unfinished basement, central air conditioning and a two-car garage. The property has a 7,200 square foot site and is located in South Holland, Thornton Township, Cook County. The subject is classified as a class 2-04 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 August 8, 2014 for a price of \$87,600. A copy of the Settlement Statement reflecting the purchase price with a settlement date of October 17, 2014 was also submitted along with the sales contract and the PTAX-203

Illinois Real Estate Transfer Declaration indicating that the property was advertised prior to sale and transferred via Warranty Deed.

The appellant also submitted a copy of the decision issued in Docket No. 15-39731.001-R-1 which was issued based upon the appellant's evidence and the default of the Cook County Board of Review for not timely filing evidence. The decision indicated that the correct total assessment for the subject property for tax year 2015 was \$8,760.

Based on this evidence and argument, the appellant requested a reduction in the subject's assessment to reflect the purchase price for a total assessment of \$8,760.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,284. The subject's assessment reflects a market value of \$132,840 or \$73.47 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of the subject's assessment, the board of review submitted information on four comparables with sales data. The comparables are located in the same neighborhood code assigned by the assessor as the subject property. The comparables consist of one-story masonry or frame and masonry dwellings that range in age from 40 to 49 years old. The dwellings range in size from 1,816 to 1,892 square feet of living area and are situated on sites ranging in size from 7,192 to 8,890 square feet of land area. Three of the comparables have partial unfinished basements; one comparable has a concrete slab foundation. Three of the comparables have central air conditioning and each has either a 1.5-car or a 2-car garage. Two of the comparables each have a fireplace. The comparables sold between September 2013 and December 2016 for prices ranging from \$140,000 to \$160,000 or from \$74.00 to \$85.79 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Counsel for the appellant provided a written rebuttal reiterating that the 2015 assessment be "rolled over to the tax year 2016."

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 data concerning a 2014 sale of the subject property and sales of comparable properties of similar style, age, size and most features to support their respective positions before the Property Tax Appeal Board. The Board gave little weight to the subject's 2014 sale price due to the fact the sale did not occur as proximate in time to the assessment date at issue as did other sales contained in the record. Similarly, the Board gave reduced weight to

board of review sales #1 and #3 that occurred in 2014 and 2013, respectively, as these sales were not as proximate in time to the assessment date of January 1, 2016. Furthermore, the 2014 sale of the subject appears to be an outlier when compared to the other sales in the record, including board of review comparable #1 that also sold in 2014.

The Board finds the best evidence of market value in the record to be comparable sales #2 and #4 submitted by the board of review. These comparables were similar to the subject in location, style, construction, features, age and land area. These properties also sold proximate in time to the assessment date at issue and bracket the assessment date at issue. These two comparables sold in June 2015 and December 2016 for prices of \$148,000 and \$160,000 or for \$81.50 and \$85.79 per square foot of living area, including land. The subject's assessment reflects a market value of \$132,840 or \$73.47 per square foot of living area, including land, which is below the best comparable sales in this record that occurred proximate in time to the assessment date. Based on this record the Board finds the subject's assessment is not excessive and 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

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 23, 2019



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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