



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

APPELLANT: Theresa Riesel
DOCKET NO.: 17-21741.001-R-1
PARCEL NO.: 01-22-400-075-0000

The parties of record before the Property Tax Appeal Board are Theresa Riesel, the appellant, by attorney Andrew J. Rukavina, of The Tax Appeal Company, in Mundelein, 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: \$21,801
IMPR.: \$44,199
TOTAL: \$66,000

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 2017 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 1.5-story dwelling of masonry exterior construction with 4,469 square feet of living area. The dwelling is approximately 32 years old. Features of the home include a full basement with a formal recreation room, central air conditioning, two fireplaces and a three-car garage. The property has a 79,279 square foot site and is located in South Barrington, Barrington Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a desktop appraisal prepared by Peter Soukoulis estimating the subject property had a market value of \$660,000 as of January 1, 2017. The appraiser utilized the sales comparison approach to value by analyzing three sales of comparable properties located within .7 of a mile from the subject. The comparables consist of two-story dwellings that were 30 to 41

years old. The homes range in size from 3,956 to 4,937 square feet of living area. Each home has a full basement with a recreation room, two fireplaces and a three-car garage. The comparables sold from June 2016 to April 2017 for prices ranging from \$640,000 to \$660,000 or from \$129.63 to \$166.84 per square foot of living area, including land. The appraiser made adjustments to the comparables for differences when compared to the subject to arrive at adjusted sales prices ranging from \$645,900 to \$677,900. Through this process, the appraiser opined a value for the subject of \$660,000 or \$147.68 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$98,497. The subject's assessment reflects a market value of \$984,970 or \$220.40 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties located in the subject's neighborhood code with equity data. None of the comparables presented depict recent sales of the properties making the equity submission nonresponsive to the appellant's overvaluation argument.

In written rebuttal, counsel for the appellant noted that none of the comparables presented by the board of review depict recent sales. In addition, counsel for the appellant noted differences in dwelling size, location on a lake and/or differences in story height when compared to the subject.

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

The Board finds the only evidence of market value to be the appraisal submitted by the appellant depicting an estimated market value of \$660,000 as of January 1, 2017. The board of review failed to provide any market value data to address the appellant's overvaluation argument and failed to provide any data to refute and/or critique the appellant's appraisal evidence. The subject's assessment reflects a market value of \$984,970 or \$220.40 per square foot of living area, including land, which is above the appraised value.

Based on this limited record, the Board finds the subject property had a market value of \$660,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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: August 24, 2021



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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