



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

APPELLANT: Mary Collins  
DOCKET NO.: 17-27217.001-R-1  
PARCEL NO.: 22-33-106-020-0000

The parties of record before the Property Tax Appeal Board are Mary Collins, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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:** \$1,899  
**IMPR.:** \$30,574  
**TOTAL:** \$32,473

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 is a townhome of masonry exterior construction with 1,724 square feet of living area. The dwelling is 13 years old. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 3,304 square foot site and is located in Lemont, Lemont Township, Cook County.<sup>1</sup> The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. As part of the evidence, the appellant's attorney submitted a residential appeal petition, the Cook County Board of Review final decision, a supplemental brief, a sales analysis of the comparables listed in the appellant's

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<sup>1</sup> The appellant's grid analysis describes the subject as having "Craw and Formal Rec. Room" for the basement area. However, the appellant's grid analysis and Multiple Listing Service data sheets describe the comparables within the townhome association as having a full basement.

grid analysis along with copies of the associated Multiple Listing Service (MLS) data sheets or printouts from the Cook County Recorder of Deeds, and an unofficial copy of the properties within the association.

In support of this argument, the appellant submitted information on 19 comparable townhome sales which area located within the same neighborhood code as the subject property.<sup>2</sup> The comparables have lots ranging in size from 2,012 to 3,486 square feet of land area. Comparables are class 2-95 dwellings of masonry exterior construction ranging in size from 1,724 to 2,474 square feet of living area. The dwellings range in age from 12 to 16 years old. Comparables #8 and #16 are listed in the MLS sheets as a “Recent Rehab.” The comparables have other features with similar property characteristics to the subject property. The comparables sold from June 2014 to October 2017 for prices ranging from \$270,000 to \$367,000 or from \$123.28 to \$168.70 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject’s assessment be reduced to \$25,372. The requested assessment would reflect a total market value of \$253,720 or \$147.17 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%.

The appellant’s submission included a copy of the “Cook County Board of Review” final decision dated December 2, 2017 disclosing the subject has a total assessment of \$32,473. The subject’s assessment reflects a market value of \$324,730 or \$188.36 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review did not submit its “Board of Review Notes on Appeal” nor any evidence in support of its assessed valuation of the subject property and was found to be in default by the Property Tax Appeal Board (PTAB) by letter dated July 18, 2019. The Cook County Board of Review’s Motion to Vacate PTAB’s Order of Default was denied by PTAB by letter dated September 11, 2019

### **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 finds the board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as

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<sup>2</sup> The appellant’s Multiple Listing Service (MLS) data sheets describe two of the appellant’s comparables as duplexes; however, the appellant’s comparables are located in the same townhome association (see MLS sheets) and have the same “2-95” classification code as the subject.

required by Section 1910.40(a) of the rules of the Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a))

The Board finds the only evidence of market value in this record timely submitted to be the 19 comparable sales submitted by the appellant. The Board finds the best evidence of market value are the appellant's comparable sales #3, #6 and #9 because they are most similar to the subject in location, lot size, dwelling size, and sold more proximate in time to the January 1, 2017 assessment date at issue. These three comparables sold from July 2016 to August 2017 for prices ranging from \$326,000 to \$360,000 or from \$152.76 to \$168.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$324,730 or \$188.36 per square foot of living area, including land, which falls below the price range of the best comparable sales in this record on an overall basis, but above on a per-square-foot basis. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their larger dwelling sizes, the Board finds a reduction in the subject's assessment is not justified. Accepted real estate valuation theory provides, all other factors being equal, as the size of a property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Based on this analysis, the Board finds the subject's higher per-square-foot value is justified given the subject's smaller size.

The Board gives less weight to the appellant's remaining comparable sales due to differences in their lot sizes and/or dwelling sizes when compared to the subject property, and/or their sale dates occurring less proximate in time to the January 1, 2017 assessment date at issue. The Board also gives little weight to the appellant's comparables #8 and #16 which are described as a "Recent Rehab" in the MLS sheets bringing into question their comparability to the subject.

Based on this record, the Board finds that the appellant has not proved by a preponderance of the evidence that the subject is overvalued and a reduction in the subject's assessment is not warranted.

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: July 20, 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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