



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

APPELLANT: Phil & Becky Rizzo
DOCKET NO.: 17-39135.001-R-1
PARCEL NO.: 27-35-310-001-0000

The parties of record before the Property Tax Appeal Board are Phil & Becky Rizzo, the appellants, 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 **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: \$4,843
IMPR.: \$24,257
TOTAL: \$29,100

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 one-story dwelling of masonry construction with approximately 2,291 square feet of living area. The dwelling is approximately 16 years old with a reported effective age of 8 years. Features include a partial basement that is 70% finished,¹ central air conditioning, a fireplace and a two-car garage. The property has a 10,764 square foot site and is located in Tinley Park, Orland Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted an appraisal prepared by Larry Dvorkin estimating the subject property had a market value of \$291,000 as of April 14, 2017.

¹ The assessing officials report an unfinished basement, whereas the appellants' appraisal report indicates the basement is 70% finished and provided interior photographs to support the contention.

The appraiser utilized the sales comparison approach to arrive at the appraisal's opinion of value. Dvorkin analyzed three comparable sales and two active listings located from .15 of a mile to 1.04-miles from the subject. The comparables were mostly similar to the subject in lot size, design, foundation and most features. The comparables ranged in age from 13 to 27 years old. Three of the comparables sold from June to September 2016 and the five properties had prices ranging from \$289,000 to \$338,900 or from \$128.33 to \$158.56 per square foot of living area, including land. The appraiser made adjustments to the comparables for the listing prices and differences when compared to the subject for dwelling size, lack of basement finish, garage size and/or other amenities. From this process, the appraiser set forth adjusted sales prices ranging from \$291,000 to \$332,122. Giving greatest weight to appraisal sale #1 due to its proximity to the subject, Dvorkin opined a value for the subject of \$291,000 or \$127.02 per square foot of living area, including land.

Based on this evidence, the appellants requested an assessment reflective of the appraised value conclusion at the 10% level of assessment for class 2 property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,007. The subject's assessment reflects a market value of \$340,070 or \$148.44 per square foot of living area, including land, when applying 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 comparable sales that were located within the same neighborhood code as the subject. One comparable was within ¼ of a mile of the subject and two were within the subject's subarea. The comparables were similar class 2-04 one-story masonry dwellings, three of which were similar in lot size to the subject. The comparables range in age from 4 to 19 years old and range in size from 2,174 to 3,088 square feet of living area. Each dwelling has a full or partial basement, one of which has a formal recreation room. Each dwelling has central air conditioning, a fireplace and either a two-car or a three-car garage. These comparables sold from June 2015 to November 2017 for prices ranging from \$347,000 to \$484,000 or from \$118.20 to \$222.63 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's estimated market value as reflected by its assessment.

Conclusion of Law

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

The Board finds the best evidence of market value to be the appraisal submitted by the appellants. The comparable sales analyzed in the appraisal were in relatively close proximity to the subject and depicted properties with mostly similar characteristics to the subject in lot size, design, age, dwelling size, foundation and most features. The Property Tax Appeal Board has given reduced weight to the comparables presented by the board of review as comparables #1 and #4 sold in 2015, a date more remote in time to the lien date at issue and thus less likely to be indicative of the subject's market value than other sales in the record. Board of review comparable #2 was a dwelling of nearly new construction which sold for \$484,000, a price significantly above any of the other sales in the record suggesting this sale was an outlier. Board of review comparable #3 has a significantly larger lot size and dwelling size than the subject property. The subject's assessment reflects a market value of \$340,070 or \$148.44 per square foot of living area, including land, which is above the appraised value of \$291,000 or \$127.02 per square foot of living area, including land. After considering the totality of the record, the Board finds the subject property had a market value of \$291,000 as of the assessment date at issue. Since market value has been established the 2017 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)). Therefore, based on this evidence the Board finds a reduction in the subject's assessment 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.



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:

April 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

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