



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

APPELLANT: James & Laura Stepanek
DOCKET NO.: 17-39143.001-R-1
PARCEL NO.: 27-19-102-009-0000

The parties of record before the Property Tax Appeal Board are James & Laura Stepanek, 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 **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: \$22,411
IMPR.: \$27,589
TOTAL: \$50,000

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 two-story dwelling of masonry exterior construction with approximately 3,291 square feet of living area. The dwelling was approximately 16 years old with a reported effective age of 8 years. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has a 42,688 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-08 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 Mary Pawlak estimating the subject property had a market value of \$440,000 as of April 9, 2015 using both the cost and sales comparison approaches to value.

Under the cost approach the appraiser estimated the subject had a site value of \$60,000. The appraiser estimated the reproduction cost new of the improvements to be \$784,744. The appraiser estimated physical and external depreciation to be \$397,604 resulting in a depreciated improvement value of \$387,140. The appraiser also estimated the site improvements had a value of \$5,000. Adding the various components, the appraiser estimated the subject property had an estimated market value of \$452,100, rounded, under the cost approach to value.

Under the sales comparison approach, Pawlak analyzed three comparable sales and two active listings located from .57 of a mile to 1.75-miles from the subject. The comparable lots range in size from 17,249 to 24,325 square feet of land area and have each been improved with a two-story dwelling that was 13 to 24 years old. The homes range in size from 3,148 to 4,130 square feet of living area. Each dwelling has a full basement three of which are walkout styles and each of which have finished areas. The homes feature central air conditioning, one or two fireplaces and a three-car garage. Three of the comparables sold from December 2014 to April 2015. The five properties had sale or asking prices ranging from \$430,000 to \$599,000 or from \$114.03 to \$190.28 per square foot of living area, including land. The appraiser made adjustments to the comparables for the listing prices and/or date of sale along with adjustments for differences when compared to the subject in bathroom count, dwelling size, walkout feature, basement finish, fireplace count and/or functional utility. From this process, the appraiser set forth adjusted sales prices ranging from \$409,500 to \$571,400. Placing most weight on appraisal sale #1 due to proximity to the subject and appraisal sale #3 due to the least amount of overall adjustment, the appraiser concluded a value of \$440,000 under the sales comparison approach.

In reconciling the two approaches to value and giving greatest weight to the sales comparison approach, Pawlak opined a value for the subject of \$440,000 or \$112.22 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 \$50,000. The subject's assessment reflects a market value of \$500,000 or \$127.52 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, one of which was located within the same neighborhood code as the subject. Board of review comparable #2 is the same property as appellants' appraisal sale #2. These four comparable parcels range in size from 13,500 to 22,661 square feet of land area and have been improved with two-story class 2-08 dwellings of masonry or frame and masonry exterior construction. The comparables range in age from 4 to 25 years old and range in size from 3,983 to 4,062 square feet of living area. Each comparable has a full basement, two of which have formal recreation rooms. Each dwelling has central air conditioning, one or two fireplaces and either a 3-car or a 3.5-car garage. The comparables sold from December 2014 to

August 2017 for prices ranging from \$510,000 to \$580,000 or from \$128.04 to \$145.58 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellants submitted an appraisal with three sales and two listings with the board of review providing four sales, including one common sale presented by both parties. Given the dated nature of appraised value conclusion for the subject property as of April 9, 2015, the Board has given reduced weight to the appraisal finding it is not a credible or persuasive indicator of the subject's market value of January 1, 2017. The Board has also given reduced weight to the two active listings in the appraisal as each asking price appears to reflect a high-end outlier as compared to the other sales evidence of record.

On this record, the Board finds the best evidence of market value to be consideration of the six comparable raw sales in the record which sold from December 2014 to August 2017, with one common property presented by the parties. These comparables sold for prices ranging from \$430,000 to \$580,000 or from \$114.03 to \$145.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$500,000 or \$127.52 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the Board finds 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:

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

AGENCY

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