



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

APPELLANT: Tony Kim
DOCKET NO.: 17-42154.001-R-1
PARCEL NO.: 04-06-103-077-0000

The parties of record before the Property Tax Appeal Board are Tony Kim, 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: \$13,961
IMPR.: \$49,762
TOTAL: \$63,723

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 two-story dwelling of frame and masonry exterior construction with 3,445 square feet of living area. The dwelling is approximately 27 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 3-car garage. The property has a 13,297 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-78 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 information on four comparable sales located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 8,385 to 14,557 square feet of land area. The comparables are improved with similar class 2-78 dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 2,530 to 3,365

square feet of living area. The dwellings range in age from 9 to 49 years old. Each comparable has a full or partial unfinished basement, central air conditioning, one or two fireplaces and a 2-car or a 3-car garage. The properties sold from April 2016 to July 2017 for prices ranging from \$335,000 to \$595,000 or from \$119.30 to \$176.82 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$53,873, reflecting a market value of \$538,730 or \$156.38 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,723. The subject's assessment reflects a market value of \$637,230 or \$184.97 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 sales, two of which are located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 6,777 to 20,000 square feet of land area. The comparables are improved with similar class 2-78, two-story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 2,968 to 3,416 square feet of living area. The dwellings range in age from 22 to 34 years old. Each comparable has a full or partial basement with two having finished area. The comparables each have central air conditioning, one or three fireplaces and a 2-car or a 2.5-car garage. The properties sold from November 2015 to May 2016 for prices ranging from \$608,250 to \$800,000 or from \$192.24 to \$262.97 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 provided eight suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which differ from the subject in dwelling size and/or age. The Board gives reduced weight to board of review comparables #3 and #4 due to their dissimilar location and site size.

The Board finds the best evidence of market value to be board of review comparable sales #1 and #2. These comparables are relatively similar to the subject in location, dwelling size, design, age and features, though each dwelling is smaller than the subject dwelling and each has a finished basement unlike the subject's unfinished basement. The properties sold in May 2016 and November 2015 for prices of \$608,250 and \$800,000 or for \$192.24 and \$258.06 per square foot of living area, including land, respectively. The subject's assessment reflects a market value

of \$637,230 or \$184.97 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record in overall market value but below the comparables on a price-per-square foot basis. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is 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: 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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