



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

APPELLANT: Martina Rodriguez
DOCKET NO.: 17-42218.001-R-1
PARCEL NO.: 29-35-206-048-0000

The parties of record before the Property Tax Appeal Board are Martina Rodriguez, 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: \$2,998
IMPR.: \$20,038
TOTAL: \$23,036

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 2,572 square feet of living area. The dwelling was 16 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a 3-car garage. The property has an 8,568 square foot site and is located in Lansing, Thornton 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 that have the same neighborhood code as the subject. The comparables have sites ranging in size from 8,058 to 13,694 square feet of land area. The properties are improved with class 2-78 dwellings of frame or frame and masonry exterior construction that range in size from 2,277 to 2,626 square feet of living area and range in

age from 16 to 45 years old. Each comparable has a full unfinished basement, central air conditioning, a fireplace, and a 2-car garage. The sales occurred from November 2015 to June 2017 for prices ranging from \$160,000 to \$219,900 or from \$64.74 to \$87.83 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$19,824.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,036. The subject's assessment reflects a market value of \$230,036 or \$89.56 per square foot of living area, including land, when applying the 10% level of assessment for class 2-78 property 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 three comparable sales that have the same neighborhood code as the subject. The comparables have sites that range in size from 6,250 to 6,850 square feet of land area. The comparables are improved with one, 1.5-story and two, 1-story dwellings of frame exterior construction that range in size from 1,008 to 1,080 square feet of living area and range in from 46 to 75 years old. The comparables feature a full basement with one having finished area, two comparables have central air conditioning, and each comparable has a 2-car to a 3-car garage. The sales occurred from July 2015 to August 2017 for prices ranging from \$104,000 to \$149,000 or from \$96.30 to \$141.63 per square foot of living area, including land. 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #3 which is a significantly older dwelling than the subject and appellant's comparable #4 as its sale occurred 13 months prior to the January 1, 2017 assessment date, and therefore, it was less likely to be reflective of the subject's market value. The Board also gave less weight to the board of review comparables as they are significantly older and larger dwellings when compared to the subject. In addition, board of review comparable #1 was a dated 2015 sale.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2 which overall are most similar to the subject property in location and age. Both comparables have a smaller two-car garage and one comparable has a smaller dwelling size when compared to the subject. These comparables sold for prices of \$200,000 and \$219,900 or for \$87.83 and \$85.50 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$230,036 or \$89.56 per square foot of living area, including land, which falls above the two best comparable sales in this record. However, after considering

upward adjustments to the best comparable sales for differences including smaller dwelling size and smaller garages when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported, and therefore, 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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