



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

APPELLANT: Michael Pozeal First Choice Property  
DOCKET NO.: 17-42313.001-R-1  
PARCEL NO.: 33-31-105-009-0000

The parties of record before the Property Tax Appeal Board are Michael Pozeal First Choice Property, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$1,815  
**IMPR.:** \$3,996  
**TOTAL:** \$5,811

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 multi-level dwelling of frame exterior construction containing 770 square feet of living area. The dwelling was built in 1972 and is approximately 45 years old. Features of the home include a partial basement with finished area and a 2-car garage. The property has a 6,600 square foot site and is located in Sauk Village, Bloom Township, Cook County. The subject is classified as a class 2-34 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 improved with multi-level dwellings that range in size from 770 to 946 square feet of living area and were built in 1972 or 1974. The comparables have sites with either 6,600 or 6,820 square feet of land area and have the same assessment neighborhood code as the subject property. Each comparable has a partial basement

with finished area and a 2-car garage. The comparables sold from May 2016 to January 2017 for prices ranging from \$10,924 to \$32,000 or from \$14.19 to \$34.54 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$2,580.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,811. The subject's assessment reflects a market value of \$58,110 or \$75.47 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 improved with multi-level dwellings of frame or frame and masonry exterior construction ranging in size from 750 to 946 square feet of living area and range in age from 36 to 45 years old. The comparables have sites ranging in size from 6,600 to 6,886 square feet of land area and have the same assessment neighborhood code as the subject property. Each property has a partial basement with finished area; one comparable has central air conditioning; and three comparables have a 1.5-car to a 2-car garage. These properties sold from February 2016 to October 2017 for prices ranging from \$72,500 to \$122,000 or from \$83.53 to \$132.61 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's counsel noted that board of review sales #1 and #3 are not comparable to the subject due to a 22% larger dwelling size or lack of a garage.

### **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 eight comparable sales were submitted by the parties to support their respective positions that were similar to the subject in location, site size and age. The Board gave less weight to appellant's comparables #2, #3 and #4 along with board of review comparables #1 and #2 due to their larger dwelling sizes when compared to the subject and the remaining comparables in the record.

The Board finds the best evidence of the subject's market value to be appellant's comparable #1 along with board of review comparables #3 and #4 which were most similar to the subject property in dwelling size. However, board of review comparable #3 needs adjusted upwards for lack of a garage. These comparables sold from February 2016 to May 2017 for prices ranging from \$10,924 to \$73,000 or from \$14.19 to \$97.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$58,110 or \$75.47 per square foot of living area, including land, which is within the range established by the best comparable sales in this

record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimate of market value as reflected by the assessment is supported. Based on this evidence, 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:

May 18, 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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