



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

APPELLANT: Keanna Richards
DOCKET NO.: 17-42317.001-R-1
PARCEL NO.: 32-18-213-023-0000

The parties of record before the Property Tax Appeal Board are Keanna Richards, the appellant, by attorney Jessica Hill-Magiera, 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: \$3,159
IMPR.: \$7,428
TOTAL: \$10,587

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 and masonry exterior construction containing 1,317 square feet of living area. The dwelling was built in 1957 and is approximately 60 years old. Features of the home include a partial basement with finished area, central air conditioning, and a one-car garage. The property has a 7,021 square foot site and is located in Chicago Heights, 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 appellants submitted information on nine comparable sales improved with multi-level dwellings that range in size from 1,148 to 1,393 square feet of living area and were built from 1957 to 1962. The comparables have sites ranging in size from 6,000 to 9,447 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 one-car or a two-car garage. Four comparables have

central air conditioning. The comparables sold from March 2016 to July 2017 for prices ranging from \$39,250 to \$65,000 or from \$28.18 to \$48.78 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$5,748.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$10,587. The subject's assessment reflects a market value of \$105,870 or \$80.39 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 and masonry exterior construction ranging in size from 1,317 to 1,386 square feet of living area and range in age from 57 to 61 years old. The comparables have sites ranging in size from 6,649 to 13,389 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. Three comparables each have central air conditioning and a one-car or a two-car garage. These properties sold from October 2015 to December 2017 for prices ranging from \$114,000 to \$155,000 or from \$86.56 to \$117.69 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 argued that board of review sales #2 and #4 were not comparable to the subject as their sale dates in 2015 were too remote in time to establish market value as of the January 1, 2017 assessment date.

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 that 13 comparable sales similar to the subject in location, age and style were submitted by the parties to support their respective positions. The Board gave less weight to board of review comparables #1 and #3 as both sold in 2015 which were less proximate in time to the January 1, 2017 assessment date than the other sales in the record.

The Board finds the best evidence of market value to be the parties' remaining comparables. These comparables sold proximate in time to the assessment date at issue and have varying degrees of similarity to the subject in dwelling size, lot size and features. They sold from March 2016 to December 2017 for prices ranging from \$39,250 to \$65,000 or from \$28.18 to \$117.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$105,870 or \$80.39 per square foot of living area, including land, which is within the range established by the most recent comparable sales in this record. After considering any adjustments to the comparables for differences when compared to the subject, the Board finds

the appellant did not prove by a preponderance of the evidence that the subject was overvalued 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:

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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