



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

APPELLANT: Oliver & Betty Alexander
DOCKET NO.: 17-42320.001-R-1
PARCEL NO.: 32-21-400-014-0000

The parties of record before the Property Tax Appeal Board are Oliver & Betty Alexander, the appellants, 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 A Reduction 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: \$870
IMPR.: \$1,356
TOTAL: \$2,226

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, multi-family dwelling of frame construction with 1,964 square feet of living area. The dwelling was constructed in 1904 and is approximately 113 years old. Features include a full unfinished basement and a two-car detached garage. The property has a 2,900 square foot site and is located in Chicago Heights, Bloom Township, Cook County. The subject is classified as a class 2-11 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 information on six comparable sales located within .99 of a mile from the subject. Two comparables are also located in the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 3,125 to 7,500 square feet of land area and are improved with two-story, multi-family dwellings ranging in size from 1,584 to 2,004

square feet of living area and were built from 1899 to 1911. The comparables each have a full or a partial basement with one having finished area and a one-car or a two-car garage. The comparables sold from May 2016 to May 2017 for prices ranging from \$12,924 to \$36,000 or from \$6.45 to \$18.94 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's assessment be reduced to \$1,531.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$6,958. The subject's assessment reflects a market value of \$69,580 or \$35.43 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 assessment neighborhood code as the subject. The comparables have sites ranging in size from 2,485 to 5,058 square feet of land area and are improved with two-story or three-story, multi-family dwellings of frame or masonry construction ranging in size from 1,120 to 4,206 square feet of living area and range in age from 96 to 119 years old. Each comparable has a full unfinished basement and two comparables each have a 1.5-car or a 3-car garage. These properties sold from January 2016 to February 2017 for prices ranging from \$40,000 to \$230,000 or from \$35.71 to \$60.74 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 appellants' counsel argued that board of review comparable sales are not comparable to the subject due to differences in dwelling size and/or style.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds ten comparable sales were submitted by the parties to support their respective positions. The Board gave less weight to appellants' comparable #3 and the board of review comparables due to their differences in dwelling size when compared to the subject. The Board finds the best evidence of the subject's market value to be the appellants' remaining comparables which were more similar to the subject property in dwelling size and age. These comparables sold from May 2016 to May 2017 for prices ranging from \$12,924 to \$36,000 or from \$6.45 to \$18.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$69,580 or \$35.43 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence, the Board finds the appellants proved by a preponderance of the evidence that the subject's estimated market value as reflected by its assessment is excessive and therefore, a reduction in the subject's assessment is 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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