



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

APPELLANT: Gary Di Cicco Priority 1 Properties
DOCKET NO.: 17-42322.001-R-1
PARCEL NO.: 32-25-107-016-0000

The parties of record before the Property Tax Appeal Board are Gary Di Cicco Priority 1 Properties, 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: \$1,845
IMPR.: \$3,995
TOTAL: \$5,840

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 one-story dwelling of frame exterior construction with 940 square feet of living area. The dwelling was constructed in 1961 and is approximately 56 years old. Features of the home include a full unfinished basement and a 2.5-car garage. The property has a 6,710 square foot site and is located in Sauk Village, Bloom Township, Cook County. The subject is classified as a class 2-02 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 eight comparable sales that have the same neighborhood code as the subject. The comparables have sites ranging in size from 6,420 to 7,126 square feet of land area and are improved with one-story dwellings ranging in size from 900 to 921 square feet of living area and were built in 1959 or 1960. Each comparable has a full unfinished

basement and a 1.5-car to a 2.5-car garage. One comparable has central air conditioning. The properties sold from July 2016 to August 2017 for prices ranging from \$9,000 to \$28,000 or from \$9.77 to \$30.43 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,840. The subject's assessment reflects a market value of \$58,400 or \$62.13 per square foot of living area, including land, when applying the 10% level of assessment for class 2 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 four comparable sales located within the same neighborhood code as the subject. The comparables have sites that range in size from 6,600 to 8,906 square feet of land area. The comparables are improved with class 2-02, one-story dwellings of frame exterior construction that range in size from 906 to 962 square feet of living area and range in age from 58 to 60 years old. Three comparables have concrete slab foundations and one comparable has a full unfinished basement. Each comparable has a 1-car to a 2.5-car garage. The comparables sold from August 2015 to October 2017 for prices ranging from \$64,000 to \$99,900 or from \$70.64 to \$103.85 per square foot of living area, including land. The board of review disclosed that the subject sold in May 2017 for \$61,200 or \$65.11 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 board of review comparables #1, #2 and #3 are not comparable to the subject as each comparable lacks a basement foundation and comparables #2 and #3 sold in 2015 too remote in time to establish market value as of the January 1, 2017 valuation 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 record contains twelve comparable sales and the sale of the subject property. The Board gave less weight to board of review comparables #1, #2 and #3 as they lack basement foundations and/or their dated sales in 2015 were less likely to be reflective of market value as of the subject's January 1, 2017 valuation date. The Board finds the parties' remaining comparables are relatively similar to the subject in location, style, dwelling size, lot size, age and most features. These most recent comparables sold from July 2016 to August 2017 for prices ranging from \$9,000 to \$99,900 or from \$9.77 to \$103.85 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$58,400 or \$62.13 per square foot of living area, including land, which is within the range established by the most

recent comparable sales contained in this record and a reduction in the subject's assessment is not justified.

The Board finds the best evidence of market value contained in this record is the sale of the subject property in May 2017 for \$61,200 as reported by the board of review. The Board finds the appellant did not provide any evidence to refute the transaction. The subject's assessment reflects an estimated market value of \$58,400, which is less than its recent arm's-length sale price of \$61,200 which tends to support the subject's assessment. 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: June 8, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Gary Di Cicco Priority 1 Properties, by attorney:
Jessica Hill-Magiera
Attorney at Law
790 Harvest Drive
Lake Zurich, IL 60047

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602