



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

APPELLANT: Dillon Bell
DOCKET NO.: 17-42590.001-R-1
PARCEL NO.: 26-06-311-001-0000

The parties of record before the Property Tax Appeal Board are Dillon Bell, 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 **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: \$3,888
IMPR.: \$3,723
TOTAL: \$7,611

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 masonry exterior construction with 1,533 square feet of living area. The dwelling is approximately 69 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 4,860 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-05 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 located within the same neighborhood code as the subject. The comparables have lots ranging in size from 3,675 to 4,725 square feet of land area and are improved with similar class 2-05 dwellings of masonry exterior construction. The comparables range in size from 1,087 to 1,280 square feet of living area and

range in age from 68 to 88 years old. Each comparable has a full or partial basement, one of which has a formal recreation room. Each dwelling has a two-car garage. Two of the comparables each have one fireplace. The comparables sold from June 2016 to November 2017 for prices ranging from \$47,520 to \$72,000 or from \$37.13 to \$66.24 per square foot of living area, including land.

The appellant's supplemental chart of comparable sales data also depicts that the subject property was last sold in August 2016 for \$70,000 or \$45.66 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$7,611. The requested assessment would reflect a total market value of \$76,110 or \$49.65 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$12,872. The subject's assessment reflects a market value of \$128,720 or \$83.97 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 located within the same neighborhood code as the subject and either within the subarea or ¼ of a mile from the subject. The comparables have lots ranging in size from 3,475 to 4,537 square feet of land area and are improved with similar class 2-05 or 2-02 one-story or two-story dwellings of frame, masonry or frame and masonry exterior construction. The comparables range in size from 940 to 1,537 square feet of living area and range in age from 70 to 127 years old. Each comparable has a full basement, one of which has a formal recreation room. Two comparables have central air conditioning and three comparables each have either a one-car or a two-car garage. The comparables sold from February to October 2016 for prices ranging from \$8,900 to \$130,000 or from \$9.47 to \$135.42 per square foot of living area, including land. The board of review's grid analysis also depicts the last sale of the subject.

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 parties submitted a total of eight comparable sales along with the 2016 sale price of the subject property for \$70,000 to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 and board of review comparables #2, #3 and #4 due to substantial differences in dwelling size, age and/or story height

when compared to the subject 1,533 square foot two-story home that was approximately 69 years old.

On this limited record, the Board finds the best evidence of market value to be the appellant's comparable sales #2, #3 and #4 along with board of review comparable sale #1. These comparables present varying degrees of similarity to the subject and each depicts a sale price that is below the 2016 purchase of the subject property for \$70,000. These four most similar comparable sales were sold from May 2016 and November 2017 for prices ranging from \$39,000 to \$60,000 or from \$25.37 to \$51.81 per square foot of living area, including land. The subject's assessment reflects a market value of \$128,720 or \$83.97 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. After giving due consideration to the best comparable sales in the record and the 2016 purchase price of the subject property presented by both parties of \$70,000, the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: 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

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