



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

APPELLANT: Forward Wealth Properties, LLC
DOCKET NO.: 17-43595.001-R-1
PARCEL NO.: 31-36-307-014-0000

The parties of record before the Property Tax Appeal Board are Forward Wealth Properties, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. in Chicago; 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: \$2,770
IMPR.: \$6,196
TOTAL: \$8,966

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 and masonry exterior construction with 1,880 square feet of living area. The dwelling was constructed in 1954 and is approximately 64 years old. Features of the home include a crawl space foundation and a 1.5-car garage. The property has a 9,236 square foot site and is located in Park Forest, Rich Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on June 5, 2015 for a price of \$83,000. The appellant completed Section IV – Recent Sale Data of the appeal identifying the seller as Boulder Properties Inc. and the parties involved in the transaction were not related. Even though the appellant marked that the subject the property was not advertised for sale, the

appellant reported the subject was on the market for 43 weeks through the Multiple Listing Service (MLS) and was sold by a Realtor. To document the transaction the appellant submitted a copy of the sales contract. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,966. The subject's assessment reflects a market value of \$89,660 or \$47.69 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%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 7,200 to 10,112 square feet of land area. The properties have the same classification code as the subject and are improved with two, 1.5-story and two, 1-story dwellings of frame or frame and masonry exterior construction that range in size from 1,883 to 2,072 square feet of living area. The dwellings range in age from 62 to 66 years old. The comparables have concrete slab foundations. Three comparables each have central air conditioning and a fireplace. Each comparable has a 1-car to a 2.5-car garage. The comparables sold from April to December 2017 for prices ranging from \$115,000 to \$352,942 or from \$57.59 to \$170.34 per square foot of living area, including land. The board of review's grid analysis also disclosed the subject property sold in June 2015 for \$83,000. Based on this evidence, the board of review asserts that the subject's assessment is correct.

In rebuttal, the appellant argued the only credible evidence presented to the Property Tax Appeal Board as to the subject property's market value was submitted by the appellant.

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 appellant submitted information pertaining to the sale of the subject property and the board of review provided information on five comparables sales to support their respective positions. The Board gave little weight to the subject's sale price. The subject's sale occurred in June 2015 which is dated and less likely to be reflective of market value as of the January 1, 2017 assessment date. The Board also gave less weight to the board of review comparable #3 which appears to be an outlier as it sold considerably higher both on overall price and price square foot bases than the other comparable sales submitted by the board of review.

The Board finds the best evidence of market value in the record are comparable sales #1, #2 and #4 submitted by the board of review. These comparables sold proximate in time to the assessment date at issue and are relatively similar to the subject in location, age, dwelling size

and some features. However, two comparables have a different story height than the subject and two comparables have central air conditioning unlike the subject. These comparables sold for prices ranging from \$110,000 to \$127,000 or from \$57.59 to \$67.45 per square foot of living area, including land. The subject's assessment reflects a market value of \$89,660 or \$44.15 per square foot of living area, including land, which falls below the best comparables sales in the record both on overall price and a price per square foot bases. After considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds the subject's market value as reflected by its assessment is supported and 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

Forward Wealth Properties, LLC, by attorney:
Abby L. Strauss
Schiller Law P.C.
33 North Dearborn
Suite 1130
Chicago, IL 60602

COUNTY

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