



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

APPELLANT: Yolanda Thompson
DOCKET NO.: 17-44385.001-R-1
PARCEL NO.: 31-12-405-015-0000

The parties of record before the Property Tax Appeal Board are Yolanda Thompson, 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: \$10,111
IMPR.: \$9,889
TOTAL: \$20,000

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 frame and masonry exterior construction with 2,509 square feet of living area. The dwelling is approximately 46 years old. Features of the home include an unfinished basement, central air conditioning and a fireplace. The property has a 28,891 square foot site and is located in Flossmoor, Rich Township, Cook County. The subject is classified as a class 2-78 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 with the same neighborhood code as the subject property. The comparables have sites that range in size from 12,600 to 14,077 square feet of land area and are improved with class 2-78 dwellings of masonry or frame and masonry exterior construction that range in size from 2,221 to 2,660 square feet of living area. The homes

range in age from 33 to 49 years old. Each comparable has a basement, one with finished area, central air conditioning and a 2-car garage. Three of the comparables each have one fireplace. The comparables sold from October 2016 to September 2017 for prices ranging from \$130,000 to \$232,500 or from \$58.53 to \$87.41 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$18,789, reflecting a market value of \$187,890 or \$74.89 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,600. The subject's assessment reflects a market value of \$246,000 or \$98.05 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 three comparable sales located in the subject's subarea and with the same neighborhood code as the subject property. The comparables have sites that range in size from 12,555 to 12,750 square feet of land area and are improved with two-story, class 2-78 dwellings of frame and masonry exterior construction that range in size from 2,090 to 2,439 square feet of living area. The homes are 50 or 52 years old. Each comparable has an unfinished basement, one fireplace and a 2-car garage. Two comparables have central air conditioning. The comparables sold from May 2016 to December 2017 for prices ranging from \$240,000 to \$1,700,757 or from \$114.83 to \$807.19 per square foot of living area, land included.¹ Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 seven comparables for the Board's consideration. The Board gave less weight to the appellant's comparables #1 and #2 along with board of review comparable #1 which differ from the subject in dwelling size, age, lack of central air conditioning and/or finished basement when compared to the subject property characteristics. The Board also gave reduced weight to board of review comparable #2 as this property's sale price is an outlier with respect to other comparable sales in the record.

The Board finds the best evidence of market value to be the remaining three comparables which are similar to the subject in location, age, dwelling size but where each of these properties has a smaller site size than the subject and a 2-car garage compared to the subject's lack of a garage.

¹ The board of review reported that comparable #2 sold in December 2017 for \$1,700,757 or \$807.19 per square foot of living area, land included. A search of Cook County records indicated that this property was part of a multiple parcel purchase (Deed #: 1736013078). No sale price for this individual parcel was identified in public records.

These comparables sold from May 2016 to September 2017 for prices ranging from \$180,000 to \$298,700 or from \$68.29 to \$122.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$246,000 or \$98.05 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. However, after considering adjustments to the comparables for differences with the subject's site size and lack of garage, the Board finds 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: 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

AGENCY

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