



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

APPELLANT: Joseph Asiegbu
DOCKET NO.: 17-45144.001-R-1
PARCEL NO.: 33-07-405-003-0000

The parties of record before the Property Tax Appeal Board are Joseph Asiegbu, the appellant, by Jessica Hill-Magiera, Attorney at Law, 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: \$ 2,805
IMPR.: \$13,745
TOTAL: \$16,550

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a favorable 2016 decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 multi-level dwelling of frame exterior construction with 1,470 square feet of living area. The dwelling was constructed in 1993 and is approximately 24 years old. Features of the home include a full basement with a formal recreation room, central air conditioning, a fireplace and a two-car garage. The property has a 6,600 square foot site and is located in Lynwood, Bloom Township, Cook County. The subject is classified as a class 2-34 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 located within the same neighborhood code as the subject and from .09 to .38 of a mile from the subject. The comparables have lots ranging in size from 6,600 to 8,140 square feet of land area and are improved with multi-level dwellings. The comparables range in size from 1,411 to 1,568 square feet of living area and

were built from 1985 to 1992. Each comparable has a partial basement with a recreation room, central air conditioning, a fireplace and either a 2-car or a 2.5-car attached garage. The comparables sold from January 2016 to December 2017 for prices ranging from \$84,530 to \$151,050 or from \$55.25 to \$98.73 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$11,153 to reflect the median per square foot sales price of these comparable properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,550. The subject's assessment reflects a market value of \$165,550 or \$112.59 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, where board of review comparable #1 is the same property as appellant's comparable #3. Each of the comparables are within the same neighborhood code as the subject and a ¼ of a mile from the subject. The comparables have lots of either 6,600 or 7,380 square feet of land area and are improved with multi-level dwellings of frame or frame and masonry exterior construction. The comparables range in size from 1,440 to 1,530 square feet of living area and were 27 or 32 years old. Each comparable has a partial basement with a formal recreation room, central air conditioning, a fireplace and either a 2-car or a 2.5-car garage. The comparables sold from July to December 2017 for prices ranging from \$84,530 to \$187,500 or from \$55.25 to \$127.78 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 noted the parties have a common comparable and requests that the Board use "a consistent statistical method or other transparent and uniform means of calculating" fair market value.

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.

Despite the appellant's argument in rebuttal, the Property Tax Appeal Board has given no weight to the argument for application of a consistent statistical method or other transparent and uniform means of calculating the fair market value of the subject property. Contrary to this argument, the Board's decision must be based upon equity and the weight of the evidence, not upon a simplistic statistical formula of using the median sale price per square foot of living area, including land, of those comparables in the record that are found to be most similar to the subject. (35 ILCS 200/16-185; Chrysler Corp. v. Property Tax Appeal Board, 69 Ill.App.3d 207 (2nd Dist. 1979);

Mead v. Board of Review, 143 Ill.App.3d 1088 (2nd Dist. 1986); Ellsworth Grain Co. v. Property Tax Appeal Board, 172 Ill.App.3d 552 (4th Dist. 1988); Willow Hill Grain, Inc. v. Property Tax Appeal Board, 187 Ill.App.3d 9 (5th Dist. 1989)). Based upon the foregoing statutory provision and legal principles, there is no indication that there should be "a consistent statistical method or other transparent and uniform means of calculating" market value on an appeal before the Board.

The parties submitted a total of ten comparables properties, with one common sale, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight appellant's comparable #3/board of review comparable #1 and appellant's comparables #4 and #8 which are each an older home than the subject which was constructed in 1993.

The Board finds the best evidence of market value to be appellant's comparable sales #1, #2, #5, #6 and #7 along with board of review comparable sales #2 and #3. These seven comparables present varying degrees of similarity to the subject in location, age, size and/or features. These comparables sold between January 2016 and December 2017 for prices ranging from \$85,000 to \$187,500 or from \$60.24 to \$127.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$165,550 or \$112.59 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis and appears to be particularly well-supported by board of review comparables #2 and #3. After considering the array of sales prices for similar properties located in similar areas and the subject's full basement as compared to all of the other best sales in the record with partial basements, 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

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