



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

APPELLANT: Timothy McGuire
DOCKET NO.: 17-45233.001-R-1
PARCEL NO.: 25-20-424-053-0000

The parties of record before the Property Tax Appeal Board are Timothy McGuire, 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: \$1,247
IMPR.: \$2,189
TOTAL: \$3,436

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 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 one-story dwelling of frame and masonry exterior construction with 731 square feet of living area. The dwelling is approximately 50 years old. Features of the home include a partial basement with a formal recreation room. The property has a 2,495 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted information on four comparable sales, two of which were located within the same neighborhood code as the subject. The comparables have lots ranging in size from 2,510 to 2,926 square feet of land area and were improved with similar class 2-95 dwellings of frame and masonry exterior construction. The comparable dwellings each contain 731 square feet of living area and are either 50 or 51 years old. Each comparable has a partial

basement with a formal recreation room. Two comparables each have central air conditioning. The comparables sold from April 2015 to January 2016 for prices ranging from \$13,000 to \$50,000 or from \$17.78 to \$68.40 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$2,925. The requested assessment would reflect a total market value of \$29,250 or \$40.01 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 \$6,056. The subject's assessment reflects a market value of \$60,560 or \$82.85 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 comparables, none of which are located within the same neighborhood code as the subject. The comparable parcels range in size from 881 to 1,970 square feet of land area and are improved with a class 2-95 two-story dwellings of masonry exterior construction. The dwellings range in size from 935 to 1,747 square feet of living area and range in age from 10 to 19 years old. The homes each have a partial basement, one of which has a formal recreation room. Each comparable has central air conditioning, one comparable has a fireplace and each comparable has a two-car garage. The comparables sold from July to December 2015 for prices ranging from \$136,000 to \$289,000 or from \$123.19 to \$179.44 per square foot of living area, including land.

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 to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the board of review comparables which each consist of two-story dwellings as compared to the subject's one-story design and are each substantially newer dwellings when compared to the subject 50-year-old home.

The Board finds the best evidence of market value to be the appellant's comparable sales, although three of the comparables sold in 2015, a date more remote in time to the valuation date of January 1, 2017 and the Board recognizes that appellant's comparable #4 appears to be an outlier at the low end of the comparable sales, despite that it sold most proximate to the assessment date at issue. Two of the four comparables are located within the subject's

neighborhood code and each of the comparables are similar to the subject in age and nearly identical in dwelling size, lot size and foundation with a formal recreation room. These four comparables sold from April 2015 to January 2016 for prices ranging from \$13,000 to \$50,000 or from \$17.78 to \$68.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$60,560 or \$82.85 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence and after weighing this sales data, 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:

May 18, 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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