



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

APPELLANT: Timothy McGuire
DOCKET NO.: 17-45236.001-R-1
PARCEL NO.: 25-16-322-036-0000

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 **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: \$ 2,102
IMPR.: \$18,899
TOTAL: \$21,001

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 two-story multi-family dwelling of masonry exterior construction with 3,538 square feet of living area. The dwelling is approximately 45 years old. Features of the home include a concrete slab foundation. The property has a 4,204 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-11 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 3,019 to 6,250 square feet of land area and are improved with similar class 2-11 dwellings of frame or masonry exterior construction. The comparable dwellings range in size from 1,690 to 5,938 square feet of living area and range in age from 9 to 127 years old. One comparable has a concrete slab foundation

and three comparable have full unfinished basements. One comparable has central air conditioning and one comparable has a fireplace. Three of the comparables have either a two-car or a three-car garage. The comparables sold from March 2014 to August 2017 for prices ranging from \$35,000 to \$240,000 or from \$16.27 to \$46.38 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$10,948. The requested assessment would reflect a total market value of \$109,480 or \$30.94 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 \$21,001. The subject's assessment reflects a market value of \$210,010 or \$59.36 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 comparables, one of which is located within the same neighborhood code as the subject and in the subject's subarea. The comparable parcels range in size from 3,780 to 4,625 square feet of land area and are improved with a similar class 2-11 two-story dwellings of frame or masonry exterior construction. The dwellings range in size from 2,520 to 3,724 square feet of living area and range in age from 9 to 91 years old. The homes each have a full basement, one of which has a formal recreation room and one of which is finished as an apartment. Two of the comparables each have a two-car garage. The comparables sold from February 2015 to April 2016 for prices ranging from \$157,000 to \$245,000 or from \$61.76 to \$95.70 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Both parties also reported that the subject property was last purchased in March 2015 for \$55,125 or \$15.58 per square foot of living area, including land.

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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3 due to differences in age and dwelling size and comparable #4 which sold in 2014, a date more remote in time to the valuation date at issue of January 1, 2017 than other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparable sale #1 and the board of review comparables. These four comparables have varying degrees of similarity to the subject property. The comparables sold from February 2015 to April 2016 for prices ranging from \$157,000 to \$245,000 or from \$46.38 to \$95.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$210,010 or \$59.36 per square foot of living area, including land, which is within the range of the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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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