



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

APPELLANT: Timothy McGuire
DOCKET NO.: 17-45593.001-R-1
PARCEL NO.: 25-03-211-038-0000

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: \$2,400
IMPR.: \$5,350
TOTAL: \$7,750

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 townhouse of masonry construction with 1,230 square feet of living area. The dwelling is approximately 42 years old. Features of the property include a full unfinished basement, and 1½ bathrooms. The property has a 3,000 square foot site and is located in Chicago, Hyde Park 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 this argument the appellant submitted information on four comparable sales with the same classification code and neighborhood code as the subject property. The comparables are of masonry construction, range in size from 1,018 to 1,322 square feet of living area, and range in age from 49 to 62 years old. Three of the comparables have full unfinished basements, two comparables have central air conditioning and one comparable has a one-car detached garage. These properties have sites

ranging in size from 1,029 to 2,460 square feet of land area. The sales occurred from February 2015 to September 2017 for prices ranging from \$27,500 to \$80,000 or from \$22.21 to \$62.50 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$4,301.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$9,745. The subject's assessment reflects a market value of \$97,450 or \$79.23 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-95 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story townhomes of masonry or frame and masonry construction that range in size from 894 to 1,896 square feet of living area. The dwellings range in age from 23 to 57 years old. Each property has a full or partial unfinished basement, each comparable has central air conditioning, two comparables each have one fireplace and three comparables have either a 1-car or a 1.5-car garage. These properties have sites ranging in size from 1,728 to 4,073 square feet of land area. The sales occurred from January 2015 to March 2017 for prices ranging from \$104,000 to \$195,000 or from \$87.67 to \$116.33 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 evidence in the record supports a reduction in the subject's assessment.

The record contains eight sales submitted by the parties to support their respective positions. Less weight is given appellant's comparables #2 through #4 and board of review sale #1 due to the transactions occurring in 2015, not proximate in time to the assessment date. Less weight is given board of review sales #2 and #4 due to the larger sizes of these homes relative to the subject dwelling, the newer ages relative to the subject dwelling, the superior features relative to the subject dwelling, and the fact that comparable #2 sold in 2015, not proximate in time to the assessment date. The Board gives most weight to appellant's comparable #1 that sold in September 2017 for a price of \$80,000 or \$62.50 per square foot of living area, including land and board of review comparable #3 that sold in January 2017 for a price of \$110,000 or \$103.09 per square foot of living area, including land. The Board finds that a downward adjustment for appellant's comparable #1 appears to be justified due to the fact this property has central air conditioning, while the subject has no central air conditioning. Similarly, the Board finds a downward adjustment to board of review comparable #3 is appropriate due to central air conditioning and 1.5-car garage enjoyed by this property that the subject property does not have. The subject's assessment reflects a market value of \$97,450 or \$79.23 per square foot of living area, including land, which is within the range established by the two best comparable sales in this record, but appears excessive considering the superior features of these to comparables in

relation to the subject property. Based on this evidence 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: March 16, 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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