



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

APPELLANT: John Vargo
DOCKET NO.: 18-23306.001-R-1
PARCEL NO.: 16-18-132-004-0000

The parties of record before the Property Tax Appeal Board are John Vargo, the appellant, by attorney Gabriel Orenic, of Orenic Law LLC in Joliet; 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: \$6,750
IMPR.: \$37,935
TOTAL: \$44,685

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 2018 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, single-family dwelling of frame exterior construction with 2,333 square feet of living area. The dwelling is approximately 113 years old and has a full unfinished basement. Features of the dwelling include central air conditioning and a 3-car garage.¹ The property has a 7,500 square foot site located in Oak Park, Oak Park Township, Cook County. The subject is an owner-occupied residence classified as a class 2-06 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 a Restricted Appraisal Report with an estimated market value of \$330,000 as of January 1, 2018. The appraisal was prepared by Scott A. Sieman, a State of Illinois Certified Residential Real Estate Appraiser. The purpose of the appraisal report is to provide the client

¹ The parties differ as to the subject's garage size; however, the Board finds this discrepancy will not impact the Board's decision.

with a credible opinion of the defined value of the subject property. The property rights appraised were fee simple. In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value.

Under the sales comparison approach to value, the appraiser utilized three comparable sales located in Oak Park and from .85 to 2.02 miles from the subject property. The parcels range in size from 4,199 to 4,687 square feet of land area. The comparables are described as colonial-style dwellings ranging in size from 1,876 to 2,403 square feet of living area. The dwellings range in age from 103 to 115 years old and have basements, one of which has finished area. Two comparables each have central air conditioning. Two comparables have either a 1-car or a 2-car garage. The comparables sold from January to June of 2017 for prices ranging from \$326,500 to \$335,000 or from \$135.87 to \$175.37 per square foot of living area, including land. Adjustments were made to the comparables for differences from the subject in gross living area, basement finish, central air conditioning, and garages to arrive at adjusted prices ranging from \$319,000 to \$344,400. Based on this data, the appraiser arrived at an estimated market value for the subject of \$330,000.

Based on the foregoing evidence, the appellant's attorney requested the subject's total assessment be reduced to \$29,634, which would reflect a market value of \$296,340, when applying a median level of assessment of 8.98%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,685. The subject's assessment reflects a market value of \$446,850 or \$191.53 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%.

In support of its contention of the correct assessment of the subject property, the board of review provided information on four comparable sales that are located within the same neighborhood code as the subject property. The parcels range in size from 5,040 to 9,000 square feet of land area. The comparables are improved with two-story dwellings with frame, masonry, or stucco exterior construction ranging in size from 2,212 to 2,715 square feet of living area. The dwellings range in age from 99 to 124 years old and have partial or full unfinished basements. One comparable has central air conditioning. Three comparables have one fireplace. Each comparable has from a 1-car to a 2.5-car garage. The comparables sold from April to September of 2017 for prices ranging from \$485,000 to \$685,000 or from \$219.26 to \$255.10 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

In support of their respective positions before the Board, the appellant submitted an appraisal of the subject property and the board of review submitted four comparable sales. The Board gives less weight to the value conclusion in the appellant's appraisal because the appraiser chose two comparables that are located more than one mile away from the subject when other more similar sales were available and utilized by the board of review undermining the credibility of the appraiser's final opinion of value in the appraisal report. Furthermore, appraisal comparable #2 has a smaller dwelling size when compared to the subject.

The Board finds the best evidence of market value to be the board of review comparable sales. These comparable sales are overall more similar to the subject in location, land size, age, dwelling size and some features. In addition, the comparables sold proximate in time to the January 1, 2018 assessment date at issue. These four comparables sold from April to September of 2017 for prices ranging from \$485,000 to \$685,000 or from \$219.26 to \$255.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$446,850 or \$191.53 per square foot of living area, including land, which falls below the range established by the best comparable sales contained in this record. After considering any necessary adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment based on overvaluation 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: March 15, 2022



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

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