



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

APPELLANT: Barbara Polus
DOCKET NO.: 18-24542.001-R-1
PARCEL NO.: 18-18-405-049-0000

The parties of record before the Property Tax Appeal Board are Barbara Polus, the appellant; 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: \$ 5,981
IMPR.: \$65,951
TOTAL: \$71,932

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 one-year-old, two-story dwelling of frame and masonry construction with 2,925 square feet of living area. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 5,201 square foot site and is located in Lyons Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on May 11, 2017 for a price of \$719,317 or \$245.92. In support of the sale, the appellant submitted the settlement statement as well as a copy of the special warranty deed. The appellant also submitted information on three suggested sales comparables. These properties are described as two-story, single family dwellings with frame and brick construction and they range: in size from 2,187 to 2,435 square feet of living area; sale date from April, 2018 to November, 2018; and in sale price from \$205.76

to \$234.09 per square foot of living area. In addition, the appellant submitted a Comparative Market Analysis (CMA) prepared by Sheila O'Malley suggesting a market value for the subject of \$582,140. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$64,692.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$94,833. The subject's assessment reflects a market value of \$948,330 or \$324.22 per square foot of living area, land included, when using the 2018 level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four suggested sales comparables. These properties can be described as one and two-story dwellings of frame and masonry or masonry single-family dwellings that range: in size from 1,278 to 2,187 square feet of living area; in sale date from September, 2017 to April, 2018; and in sale price from \$273.79 to \$279.34 per square foot of living area.

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 Board finds the best evidence of market value to be the purchase of the subject property in May 11, 2017 for a price of \$719,317. The appellant provided evidence demonstrating the sale of the subject. The Board finds that the board of review failed to dispute the arm's length nature of the subject's 2017 sale. The Board finds that appellant's sales comparables support the subject's sale price, which is only slightly above the range of best comparables. The Board also finds the purchase price is below the market value reflected by the assessment. Based on this record the Board finds the subject property had a market value of \$719,317 as of January 1, 2018. Since market value has been determined the 2018 level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2).

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: December 23, 2019



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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