



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

APPELLANT: Artur Donarski
DOCKET NO.: 18-25781.001-R-1 through 18-25781.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Artur Donarski, the appellant(s), by attorney John W. Zapala, of the Law Offices of John Zapala, P.C. in Chicago; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
18-25781.001-R-1	18-33-204-001-0000	2,784	5,838	\$8,622
18-25781.002-R-1	18-33-204-002-0000	1,687	5,652	\$7,339
18-25781.003-R-1	18-33-204-003-0000	1,687	5,652	\$7,339

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 three parcels of land improved with a 46-year old, multi-level, masonry, single-family dwelling containing 1,276 square feet of building area. The property is located in Willow Springs, Lyons Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and inequity as the bases of the appeal. In support of the market value argument, the appellant submitted copies of a May 19, 2016 settlement statement listing a loan amount of \$233,000, a 2009 multiple listing database printout for the subject, and a warranty deed with a transfer tax stamp listing taxes paid reflecting a purchase price of \$233,000 or \$182.60 per square foot of building area.

The appellant also included five market value comparables. These properties are described as multi-level, frame and masonry, single-family dwellings. The range in age from 30 to 49 years and in size from 1,209 to 1,726 square feet of building area. They sold from June 2016 to June 2017 for prices ranging from \$137.00 to \$195.00 per square foot of building area, rounded.

As to the equity argument, the appellant submitted five comparables. These properties are described as multi-level, masonry, single-family dwellings. They range: in age from 45 to 53 years; in size from 1,269 to 1,404 square feet of building area; and in improvement assessment from \$12.60 to \$13.33 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment for one parcel. The total assessment is \$24,782 and an improvement assessment of \$18,624 or \$14.60 per square foot of building area. The total assessment reflects a market value of \$24,782 or \$194.22 per square foot of building area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of the assessment the board of review submitted four equity and four market value comparables. The equity properties are described as multi-level, masonry or frame and masonry, single-family dwellings. They range: in age from 47 to 52 years; in size from 1,260 to 1,400 square feet of building area; and in improvement assessment from \$14.88 to \$15.93 per square foot of building area.

The four sales comparables are described as multi-level, masonry or frame and masonry, single-family dwellings. They range in age from 31 to 56 years and in size from 1,022 to 1,245 square feet of building area. They sold from July 2016 to December 2017 for prices ranging from \$106.44 to \$234.77 per square foot of building area. The board of review also listed a sale of the subject in July 2016 for \$85,708.

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 best evidence of market value to be the purchase of the subject property in May 2016 for a price of \$233,000. The appellant submitted evidence of the sale of the subject. The board of review did not challenge the sale or the arm's-length nature of the transaction and, in fact, included a sales comparables that support the subject's sale price as market value. Based on this record the Board finds the subject property had a market value of \$233,000 as of the lien date. Since market value has been determined, the level of assessment of 10% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply and a reduction in the subject's assessment is warranted. The Board also finds that the best equity comparables are the board of review's comparables and these support the subject's assessment as equitable.

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:

October 19, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Artur Donarski, by attorney:
John W. Zapala
Law Offices of John Zapala, P.C.
22 West Washington
Suite 1500
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602