



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

APPELLANT: Bedford Auto Group, LLC  
DOCKET NO.: 18-26399.001-R-1  
PARCEL NO.: 18-13-308-001-0000

The parties of record before the Property Tax Appeal Board are Bedford Auto Group, LLC, the appellant(s), by attorney Alexia Katsaros, of Katsaros Law, P.C. in Western Springs; 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:** \$2,044  
**IMPR.:** \$20,956  
**TOTAL:** \$23,000

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 2019 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 an approximately 3,555 square foot parcel of land improved with a seven-year-old, two-story, masonry, mixed-use building. The property is located in Summit, 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 as the basis of the appeal. In support of this argument, the appellant submitted an appraisal which estimated the subject's market value as of January 1, 2017 of \$230,000. The appraisal lists the subject as containing 7,167 square feet of building area with an inspection date of August 20, 2017. The appraiser utilized the income and sales comparison approaches to value to estimate the subject's market value. In the income approach, the appraiser analyzed four commercial and six residential rental properties to estimate a potential gross income for the subject of 17,270 for the commercial space and \$22,800 for the

residential space. A vacancy and collection rate of 15% for the commercial space and 5% for the residential space was applied to arrive at effective gross incomes of \$14,680 and \$21,660, respectively. The appraiser made no deduction to the commercial space for a net operating income (NOI) of \$14,680 and deducted \$10,062 in expenses to the residential effective income to arrive at a NOI of \$11,598 for the residential space for a total NOI of \$26,278. The appraiser used the band of investment and the direct sales methods to arrive at a capitalization rate of 11% which resulted in a total estimated value under the income approach of \$239,000, rounded.

Under the sales comparison approach, the appraiser analyzed four sales in arriving at the estimate of value. The properties ranged in age from 14 to 89 and in size from 4,050 to 12,600 square feet of building area. They sold from January 2014 to November 2016 with one property still being offered for prices ranging from \$25.00 to \$44.44 per square foot of building area. After making adjustments for pertinent factors, the appraiser estimated a value for the subject under the sales comparison approach of \$230,000, rounded.

In reconciling the approaches, the appraiser gave maximum emphasis on the sales comparison approach and found the income approach reliable to arrive at an estimate of value as of January 1, 2014 of \$230,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$53,832 which reflects a market value of \$538,230 using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. The board of review lists the subject improvement as containing 10,239 square feet of building area with no further explanation. This square footage reflects a market value of \$52.57 per square foot of building area.

In support of the current assessment, the board of review submitted four comparable with sales information on two. These properties are described as two-story, masonry, mixed-use buildings. They range in age from 63 to 103 years and in size from 1,250 to 4,200 square feet of building area. Comparables #2 and #4 sold in July and August 2016 for prices of \$40.86 and \$58.33 per square foot of building area, respectively.

### **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 appraisal submitted by the appellant. The subject's assessment reflects a market value above the best evidence of market value in the record. The appellant's appraiser utilized the income and sales comparison approaches to value in determining the subject's market value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser personally inspected the subject property, reviewed the property's history, and used similar properties in the sales comparison approach

while providing adjustments that were necessary. Therefore, the Board finds the subject property had a market value of \$230,000 as of the assessment date at issue. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10% shall apply.

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

AGENCY

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