



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

APPELLANT: M. Caruso
DOCKET NO.: 18-29700.001-R-1
PARCEL NO.: 26-06-218-016-0000

The parties of record before the Property Tax Appeal Board are M. Caruso, the appellant(s), by attorney Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$ 2,275
IMPR.: \$ 9,884
TOTAL: \$ 12,159

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2018. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

Findings of Fact

The subject consists of two improvements. Improvement #1 is a two-story dwelling of frame construction with 2,472 square feet of living area. Improvement #1 is 130 years old. Features of Improvement #1 include a full basement with a formal recreation room. Improvement #2 is a two-story dwelling of frame construction with 1,592 square feet of living area. Improvement #2 is 130 years old. Features of Improvement #2 include a full basement with a formal recreation room and a fireplace. The property's site is 3,500 square feet, and it is located in Hyde Park Township, Cook County. Improvement #1 and Improvement #2 are both classified as class 2-11 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether the subject is owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on six sale comparables for Improvement #1. These

comparables sold between January 2017 and February 2018 for \$13,000 to \$50,000, or \$5.34 to \$21.93 per square foot of living area, including land. The appellant did not submit any sale comparables for Improvement #2. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$1,665.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$18,338. The subject's assessment reflects a market value of \$183,380. Improvement #1's market value is \$111,540, or \$45.12 per square foot of living area, including land, and Improvement #2's market value is \$94,590, or \$59.42 per square foot of living area, including land, when applying the 2018 statutory level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment for Improvement #1, the board of review submitted information on four equity comparables, and four sale comparables. These sale comparables sold from August 2016 to August 2018 for \$172,500 to \$297,000, or \$39.99 to \$69.47 per square foot of living area, including land. The board of review did not submit any evidence in support of the assessment for Improvement #2.

In rebuttal, the appellant argued that the board of review's sale comparables were not similar to the subject for various reasons.

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 proven 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 meet this burden of proof, and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value for Improvement #1 to be all of the appellant's sale comparables. These sale comparables sold for prices ranging from \$5.34 to \$21.93 per square foot of living area, including land. Improvement #1's assessment reflects a market value of \$45.12 per square foot of living area, including land, which is above the range established by the best comparables in this record. As neither party submitted market value evidence regarding Improvement #2, the Board is unable to determine whether Improvement #2 is overvalued. Therefore, Improvement #2's market value assessment will remain unchanged. Based on this record, the Board finds the appellant has proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's assessment is 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: July 19, 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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