



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

APPELLANT: Janet Castro
DOCKET NO.: 18-38128.001-R-1
PARCEL NO.: 13-19-205-020-0000

The parties of record before the Property Tax Appeal Board are Janet Castro, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$9,063
IMPR.: \$31,437
TOTAL: \$40,500

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 dwelling of frame exterior construction with 2,290 square feet of living area. The dwelling is approximately 21 years old. Features of the home include a basement, central air conditioning, and a two-car garage. The property has a 5,035 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-78 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 evidence disclosing the subject property was purchased from Donald Hoppa and William Riehle on May 2, 2016 for a price of \$405,000. The appellant completed Section IV – Recent Sale Data further disclosing the sale did not involve family members or related corporations; the subject was sold by Michael Kopplin, who is a realtor with Century 21

McMullen Real Estate, the property was advertised for sale in a Multiple Listing Service (MLS) for 18 days, and the sale was not due to a foreclosure action. To document the sale, the appellant submitted copies of the MLS listing sheet, the master statement also disclosing a broker commission was paid to Century 21 McMullen Real Estate. Based on this evidence, the appellant requested the subject's total assessment be reduced to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$42,458. The subject's assessment reflects a market value of \$424,580 or \$185.41 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 the board of review submitted information on four comparable sales, one of which is located within the same neighborhood code as the subject. The comparables are class 2-78, two-story dwellings of frame or masonry exterior construction ranging in size from 2,010 to 2,470 square feet of living area and in age from 7 to 25 years old. Each comparable has a basement, three of which have finished area, central air conditioning, one or two fireplaces, and a two-car garage. The comparables have sites ranging from 3,125 to 5,154 square feet of land area and sold from March 2015 to February 2017 for prices ranging from \$385,000 to \$575,000 or from \$191.54 to \$248.27 per square foot of living area, land included. The board of review also reiterated in the grid analysis the sale date and price of the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 sale of the subject property in May 2016 for \$405,000. The evidence in the record demonstrated the sale had elements of an arm's-length transaction. The evidence disclosed the parties to the transaction were not related, the property was sold using a realtor, the property was advertised for sale in an MLS listing on the open market for approximately 18 days, and a broker commission was paid to Century 21 McMullen Real Estate. The Board finds the subject's purchase price falls below the subject's estimated market value of \$424,580 as reflected by its assessment. Less weight was given by the Board to the board of review comparables #2 through #4 due to differences in the neighborhood codes and, newer ages when compared to the subject. Furthermore, the Board finds the board of review did not present any substantive documentary evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Based on this record, the Board finds a reduction in the subject's assessment to reflect its sale price 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: February 21, 2023



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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