



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

APPELLANT: Housing One, LLC
DOCKET NO.: 18-40148.001-R-1
PARCEL NO.: 31-03-203-081-0000

The parties of record before the Property Tax Appeal Board are Housing One, LLC, the appellant, by attorney Gregory P. Diamantopoulos, of Verros Berkshire, PC 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:

LAND: \$1,048
IMPR.: \$3,852
TOTAL: \$4,900

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 townhouse of frame exterior construction containing 1,306 square feet of living area. The dwelling is approximately 40 years old. The home features a concrete slab foundation and a one-car garage. The property has a 1,398 square foot site and is located in Country Club Hills, Rich Township, Cook County. The subject is classified as a class 2-95 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 information on three comparable sales located within the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 739 to 2,308 square feet of land area and are improved with class 2-95 two-story townhouses. The townhouses have 1,305 or 1,306 square feet of living area and are 40 years old. Each comparable has a concrete slab foundation and a one-car garage. One comparable has central air conditioning.

The comparables sold from November 2016 to March 2018 for prices ranging from \$42,500 to \$52,500 or from \$32.54 to \$40.23 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$4,818.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$6,078. The subject's assessment reflects a market value of \$60,780 or \$46.54 per square foot of living area, including land, 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 three comparable sales located in a different neighborhood code than the subject. The comparables have sites ranging in size from 1,613 to 1,918 square feet of land area and are improved with class 2-95 one-story and two-story townhouses of frame and masonry exterior construction with either 1,200 or 2,090 square feet of living area. The dwellings are 41 years old. The comparables have partial or full basements with two having formal recreation rooms. Each comparable has central air conditioning, a fireplace and a two-car garage. The comparables sold from July 2015 to July 2016 for prices ranging from \$90,000 to \$177,000 or from \$71.77 to \$84.69 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant's counsel noted that each of comparable sales submitted by the board of review were located outside of the subject's neighborhood code.

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 six comparable sales were submitted by the parties to support their respective positions. The Board gave less weight to the board of review comparables due to differences in location, story height, foundation type and/or dwelling size.

The Board finds the best evidence of the subject's market value to be the appellant's comparables. These comparables were most similar to the subject property in location, age, dwelling size and features. These comparables sold from November 2016 to March 2018 for prices ranging from \$42,500 to \$52,500 or from \$32.54 to \$40.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$60,780 or \$46.54 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence, the Board finds the appellant proved by a preponderance of the evidence that the subject's estimate of market value as reflected by the assessment is excessive and a reduction in the subject's assessment is justified.

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 20, 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

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