



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

APPELLANT: Sunrise One Properties, LLC
DOCKET NO.: 18-40152.001-R-1
PARCEL NO.: 31-03-202-142-0000

The parties of record before the Property Tax Appeal Board are Sunrise One Properties, 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 **no change** 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: \$1,456
IMPR.: \$4,032
TOTAL: \$5,488

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 one-story townhome of frame exterior construction containing 1,162 square feet of living area. The dwelling is approximately 40 years old. The home features a concrete slab foundation, central air conditioning, and a one-car garage. The property has a 1,942 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 2,130 square feet of land area and are improved with class 2-95 one-story townhomes. Each townhome has 1,162 square feet of living area and is approximately 40 years old. Features of each

comparable include central air conditioning and a one-car garage. The comparables sold from May 2015 to June 2017 for prices ranging from \$20,000 to \$45,000 or from \$17.21 to \$38.73 per square foot of living area, including land. The appellant's grid analysis listed the subject as selling in September 2016 for \$22,300. Based on this evidence, the appellant requested the subject's assessment be reduced to \$3,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,488. The subject's assessment reflects a market value of \$54,880 or \$47.23 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 four comparable sales located in a different neighborhood code than the subject. The comparables have sites ranging in size from 1,550 to 2,575 square feet of land area and are improved with class 2-95 one-story and two-story townhomes of frame exterior construction ranging in size from 1,162 to 1,588 square feet of living area. The dwellings range in age from 38 to 44 years old. Two comparables have concrete slab foundations, two comparables have full unfinished basements, two comparables have central air conditioning and each comparable has a one-car or a two-car garage. The comparables sold from November 2016 to December 2018 for prices ranging from \$60,000 to \$80,000 or from \$39.39 to \$55.94 per square foot of living area, including land. The board of review reported the subject sold in October 2016 for \$22,300. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As initial matter, the Board gave less weight to the 2016 sale of the subject that was reported by both parties. The sale occurred over one year prior to the January 1, 2018 assessment date and was less likely to be reflective of market value.

The Board finds seven comparable sales were submitted by the parties to support their respective positions. The Board gave less weight to the appellant's comparables #1 and #3 along with board of review comparables #1, #3 and #4 due to differences in story height and/or sale dates that occurred in 2015 and 2016 which were less proximate in time to the January 1, 2017 assessment date and less likely to be reflective of market value.

The Board finds the best evidence of the subject's market value to be the appellant's comparable #2 and board of review comparable #2. Both comparables sold proximate in time to the assessment date at issue and overall were most similar to the subject property in location, dwelling size, age and most features. These two comparables sold in June and January 2017 for

prices of \$45,000 and \$65,000 or for \$38.73 and \$55.94 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$54,880 or \$47.23 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject's estimate of market value as reflected by its assessment is excessive and a reduction in the subject's assessment is not 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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