



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

APPELLANT: Scott Neil
DOCKET NO.: 18-41227.001-R-1 through 18-41227.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Scott Neil, the appellant, by attorney Peter D. Verros, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
18-41227.001-R-1	29-30-115-019-0000	\$776	\$1,157	\$1,933
18-41227.002-R-1	29-30-115-020-0000	\$776	\$1,157	\$1,933

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 is comprised of two parcels that are improved with a one-story dwelling of frame exterior construction with 988 square feet of living area. The dwelling is approximately 60 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace and a 1.5-car garage. Combined, the two parcels have a 5,650 square foot site and are located in Hazel Crest, Thornton Township, Cook County. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on August 14, 2017 for a price of \$38,658. The appellant completed Section IV – Recent Sale Data disclosing the transaction was not between family members or related corporations, that the subject was sold using a Realtor and was advertised in the Multiple Listing Service (MLS) for a period of approximately

60 days. The appellant submitted a notarized copy of a Warranty Deed and information from an online real estate listing for the subject property which reiterated the sale price and date.

The appellant's attorney disclosed within the "Addendum to Petition" the total assessment for each parcel of \$3,009. The combined total assessment for both of the subject parcels is \$6,018. The subject's combined assessment reflects a market value of \$60,180 or \$60.91 per square foot of living area, land included, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

Based on this evidence, the appellant requested a reduction in the assessment of the subject's two parcels to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" for one of the subject's two parcels, disclosing the total assessment for PIN #29-30-115-019-0000 of \$3,009. This parcel has a market value of \$30,090 or \$30.46 per square foot of living area, including land when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%. The board of review did not submit its "Board of Review Notes on Appeal" for the subject's remaining PIN #29-30-115-020-0000.

In support of its contention of the correct assessment the board of review submitted information on three properties, two with equity information and one of which sold. Since equity comparables are not responsive to the appellant's overvaluation argument, these properties will not be analyzed. Board of review comparable #2 has varying degrees of similarity to the subject and sold in October 2017 for \$40,455 or \$41.62 per square foot of living area. The board of review grid included an August 2017 for the subject's parcel 29-30-115-019-0000 which was reported to total \$19,329 or \$19.56 per square foot of living area, land included. 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 purchase of the subject property in August 2017 for a price of \$38,658. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a Realtor and the property had been advertised in the Multiple Listing Service for approximately 60 days. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence challenging 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 the subject property had a market value of \$38,658 as of January 1, 2018. Since market value has been determined

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the 2018 level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2)

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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