



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

APPELLANT: John & Sharon Esposito
DOCKET NO.: 18-49933.001-R-1
PARCEL NO.: 31-24-441-064-0000

The parties of record before the Property Tax Appeal Board are John & Sharon Esposito, the appellants, by 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: \$2,685
IMPR.: \$2,015
TOTAL: \$4,700

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 multi-level dwelling of frame and masonry construction with 1,218 square feet of living area. The dwelling is 58 years old, having been constructed in 1959. Features of the home include a finished partial basement and a 2-car garage. The property has an 8,262 square foot site and is located in Park Forest, Rich Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted a grid analysis containing seven comparable sales that are located from .03 to .56 of a mile from the subject. The comparables have sites ranging in size from 7,260 to 9,600 square feet of land area that are improved with multi-level dwellings ranging in size from 1,183 to 1,265 square feet of living area. The homes were built between 1957 and 1962. Features of

the comparables include finished partial basements, central air conditioning and either a 1-car or a 2-car garage. The comparables sold from February 2017 to October 2018 for prices ranging from \$20,000 to \$47,000 or from \$16.91 to \$38.40 per square foot of living area, including land. Based on this evidence the appellants requested that the subject's assessment be reduced to \$3,604.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$9,404. The subject's assessment reflects a market value of \$94,040 or \$77.21 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 a grid analysis containing three comparable properties that are located on the same block as the subject. The comparables have sites ranging in size from 7,260 to 10,382 square feet of land area that are improved with one-story or multi-level dwellings ranging in size from 1,218 to 1,230 square feet of living area. The homes range in age from 51 to 59 years old. Features of the comparables include finished full or partial basements and either a 1.5-car or a 2-car garage. Two comparables have central air conditioning and one comparable has a fireplace. Two of the comparables sold in November 2015 and March 2017 for prices of \$29,500 and \$74,500 or \$24.22 and \$60.87 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellants submitted rebuttal critiquing the board of review's submission and including the PTAX-203 Illinois Real Estate Transfer Declaration for the board of review's comparable #2, which revealed the property was not advertised prior to its sale.

Conclusion of Law

The appellants contend 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 appellants 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 appellants' comparable sales, which are similar to the subject in nearly all aspects and also sold proximate in time to the January 1, 2018 assessment date at issue. These comparables sold for prices ranging from \$20,000 to \$47,000 or from \$16.91 to \$38.40 per square foot of living area, including land. The subject's assessment reflects a market value of \$94,040 or \$77.21 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. The Board gives less weight to the board of review's submission. The board of review's comparable #1 lacked recent sales data, comparable #2 was not advertised prior to its sale and comparable #3 sold greater than 25 months prior to the January 1, 2018 assessment date at issue. Based on this evidence the Board finds 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: November 16, 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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