



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

APPELLANT: Mark Mazzone
DOCKET NO.: 19-21384.001-R-1
PARCEL NO.: 23-05-201-093-0000

The parties of record before the Property Tax Appeal Board are Mark Mazzone, the appellant(s); 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: \$1,458
IMPR.: \$9,190
TOTAL: \$10,648

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 2019 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, townhome dwelling of frame and masonry construction containing 968 square feet of living area. Features of the dwelling include a slab basement, two bedrooms, and one and one-half baths. The dwelling was constructed in 1991. The property has a 729 square foot site and is located in Willow Springs, Palos Township, Cook County. The subject is a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance (hereinafter "Ordinance"). The record does not disclose that the subject is owner occupied during the lien year, however, the appellant's mailing address and property address differ.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted six sale comparables and a prior Board decision. These comparables sold between April 2017 and April 2018 for sale prices ranging from \$84,500 to \$95,000 or \$87.29 to

\$98.01 per square foot of living, including land. The appellant requested a reduction in the subject's total assessed value to \$7,647.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$12,489. The subject's assessment reflects a market value of \$124,890 or \$129.02 per square foot of living area, including land when using the 10% level of assessment for class 2-95 properties as determined by the Cook County Real Property Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted three sale comparables located on the same block.

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 appellant's comparables and the board of review's comparables #1, #2, and #3 set the range of market value for the subject. The comparables sold from August 2017 to April 2018 for prices ranging from \$89,000 to \$113,250 or from \$87.29 to \$116.99 per square foot of living area, including land. These comparables are similar in age, size, construction, and location. The subject's assessment reflects a market value of \$129.02 per square foot living area, including land which is above the range established by the best comparable sales in this record. Accordingly, in determining the fair market value of the subject property, the Board finds that the appellant did submit sufficient evidence to show the subject was overvalued. Therefore, the Board finds that the appellant has met its burden by a preponderance of the evidence and that the subject does warrant a reduction based upon the market data submitted into evidence.

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 17, 2020



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

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