



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

APPELLANT: John and Cheryl Carr
DOCKET NO.: 19-32731.001-R-1
PARCEL NO.: 09-27-419-009-0000

The parties of record before the Property Tax Appeal Board are John and Cheryl Carr, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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: \$5,610
IMPR.: \$22,787
TOTAL: \$28,397

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 68-year-old, one-story, single-family dwelling of frame and masonry construction with 932 square feet of living area. Features of the home include a full unfinished basement, one full bathroom and a one-car garage. The property has a 6,600 square foot site and is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-02 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 three sales comparable with varying degrees of similarity to the subject. The appellant did not provide the exact proximity of the comparables to the subject but reported that the comparables had the same neighborhood code as the subject. The submitted comparables sold from February 2017 to September 2019 for prices ranging from \$245.54 to \$271.83 per

square foot of living area, including land. Based on the submitted evidence, the appellant requested the subject's total assessment be reduced to \$22,880.

The appellant also indicated a contention of law as a basis of this appeal. Included in the submitted evidence was a brief entitled "Brief in support of Residential Appeal" which provided that the submitted sales comparables had recently sold and were similar to the subject in neighborhood, class, type of construction, style, size, age and other amenities. Neither the appellant's brief nor submitted evidence provided evidence to support a contention of law as a basis for this appeal.

The board of review submitted a second "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$28,397. The total assessment reflects a market value of \$283,970 or \$304.69 per square foot of living area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales comparables. The comparable sales occurred from August 2017 to September 2018 for prices ranging from \$344.64 to \$634.83 per square foot of living area, including land. The board disclosed that one of the comparables was located within a 1/4-mile radius of the subject, one was located within a block of the subject and all comparables had the same neighborhood code as the subject.

In written rebuttal, the appellant argued that the board of review did not meet its burden of proof because it's suggested comparables have characteristics that are substantially different than the subject and thus fail to support the assessed valuation of the subject. The appellant reaffirmed the request for an assessment reduction.

Prior to a scheduled November 9, 2023, hearing before a PTAB Administrative Law Judge the parties entered into a written agreement to waive hearing and have a decision rendered based on the previously submitted evidence.

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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2 and #3 and the board of review's comparables #1 and #3. These comparables had sales prices ranging from \$245.99 to \$438.50 per square foot of building area, land included. The subject's assessment reflects a market value of \$304.69 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After

considering adjustments to the comparables for differences from the subject, the Board finds the subject's market value is supported. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued 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: June 18, 2024



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

John and Cheryl Carr, by attorney:
Stephanie Park
Park & Longstreet, P.C.
1620 W Colonial Pkwy.
Inverness, IL 60067

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602