



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

APPELLANT: Daniel Cronin  
DOCKET NO.: 19-35962.001-R-1  
PARCEL NO.: 24-36-202-002-0000

The parties of record before the Property Tax Appeal Board are Daniel Cronin, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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:

<b>LAND:</b>	\$2,970
<b>IMPR.:</b>	\$9,780
<b>TOTAL:</b>	\$12,750

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 consists of a 2-story multi-family building of frame exterior construction with 3,071 square feet of building area. The building is approximately 114 years old. Features of the building include an unfinished basement and two full bathrooms. The property has a 6,600 square foot site and is located in Blue Island, Worth Township, Cook County. The subject is classified as a class 2-11 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 completed Section IV – Recent Sale Data of the appeal petition reporting that the subject property was purchased on January 15, 2019 for a price of \$127,500 or \$41.52 per square foot of building area, land included. The property was purchased from Gary Young and the parties to the transaction were not related. The property was advertised for sale through the

Multiple Listing Service (MLS) and the agent was identified as Daniel Cronin. In support of the sale, the appellant provided a copy of a screenshot from the recorder of deeds website. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the 2019 purchase price. The appellant's counsel indicated that none of the "items of personalty" were applied to the purchase price and counsel applied an 8.34% level of assessment factor<sup>1</sup> to the purchase price. The appellant's counsel asserted that after applying this level of assessment factor, the subject's assessment should not exceed \$10,634.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,826. The subject's assessment reflects a market value of \$168,260 or \$54.79 per square foot of building area, land included, 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 two comparable sales<sup>2</sup> located in different neighborhood codes than the subject property. The comparables have lots with 7,160 or 8,040 square feet of land area. The comparables are improved with 1.5-story or 2-story, class 2-11 buildings of frame or masonry exterior construction with either 2,169 or 3,618 square feet of building area. The buildings are either 48 or 68 years old. Each comparable has a basement with one finished with an apartment and a 2-car garage. One comparable has central air conditioning. The two comparables sold in January and October 2017 for prices of \$252,500 and \$310,000 or of \$116.41 and \$85.68 per square foot of building area, land included. The board of review's grid also disclosed the subject's sale in January 2019 for \$127,500. 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.

The appellant submitted information on the recent purchase of the subject property and the board of review also acknowledged the subject's sale as well as submitting two comparable sales for the Board's consideration. The Board gives diminished weight to the two board of review comparable sales which occurred in 2017 and are less likely to reflect the market value of the subject on its January 1, 2019 lien date. Notwithstanding the remote sale dates, these two comparables also have significant differences from the subject in location, design, age, building size, and/or other amenities.

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<sup>1</sup> The appellant noted this factor was from applying the Illinois Department of Revenue 2017 sales-ratio study median level of assessment. The appellant did not provide a copy of this study to support this factor.

<sup>2</sup> The board of review submitted information on three comparables but only two of these comparables have sale data provided for consideration. Board of review comparable #1 will not be considered in this decision, as the equity data provided for it is not responsive to the appellant's overvaluation argument.

As an initial matter, the Board finds that it is not authorized to apply an assessment level to the subject property other than the 10% assessment level found in the Cook County Real Property Assessment Classification Ordinance. The Board finds that this rule requires annual sales ratio studies from the previous three years, and that the appellant's sales ratio evidence, which did not include a copy of the study, is only for tax year 2017. Even if the Board were to consider the appellant's sales ratio evidence, the Board notes that the application of this rule is discretionary, and that the appellant's assessment factor was for tax year 2017 while the tax year under appeal is 2019. Therefore, the Board finds the appellant's methodology of calculating the requested assessed value to be problematic.

As a result, the Board finds the best and most credible evidence of the subject's market value to be the sale of the subject property in January 2019 for a price of \$127,500. The appellant's evidence indicated the sale had elements of an arms-length transaction. The appellant disclosed the parties to the transaction were not related and that the property was advertised for sale in a multiple listing service, although the number of days was not disclosed nor was a Multiple Listing Service sheet provided. To document the sale, the appellant submitted a copy of a screenshot from the recorder of deeds website. In addition, the Board finds the board of review confirmed the sale date and price of the subject property and did not present any substantive evidence to challenge the arm's length nature of the subject's sale transaction or to submit any other documentary evidence to suggest that duress may have been involved in the sale transaction. The Board finds the subject's purchase price of \$127,500 falls below the market value reflected by the subject's assessment of \$168,260. Based on this record, the Board finds a reduction in the subject's assessment to reflect its sale price is warranted based upon the Cook County Real Property Assessment Ordinance level of assessment for Class 2 property of 10% and procedural rule 86 Ill.Admin.Code §1910.50.

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:

May 21, 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

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