



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

APPELLANT: Sunrise One Properties, LLC
DOCKET NO.: 19-47937.001-R-1
PARCEL NO.: 31-03-203-133-0000

The parties of record before the Property Tax Appeal Board are Sunrise One Properties, LLC, the appellant, by attorney Gregory P. Diamantopoulos of Verros Berkshire in Oakbrook Terrace; 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: \$1,068
IMPR.: \$4,564
TOTAL: \$5,632

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 dwelling of frame exterior construction with 1,304 square feet of living area. The dwelling is approximately 38 years old. Features of the home include a concrete slab foundation and a one-car garage. The property has a 1,425 square foot site and is located in Country Club Hills, Rich Township, Cook County. The subject is classified as a class 2-95 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 a grid analysis and property characteristic sheets of the subject and three comparable sales located within the same assessment neighborhood code as the subject, one of which is located approximately .2 of a mile from the subject property. The comparables have sites that range in size from 1,260 to 1,434 square feet of land area. The comparables are

improved with class 2-95 two-story dwellings of frame exterior construction ranging in size from 1,305 to 1,320 square feet of living area. The dwellings are 38 to 47 years old. One comparable has a full unfinished basement and two comparables each have a concrete slab foundation. Two comparables have central air conditioning and two comparables each have a one-car garage. The properties sold from March to December 2018 for prices ranging from \$35,500 to \$52,500 or from \$27.18 to \$40.23 per square foot of living area, including land. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$4,412. The requested assessment would reflect a total market value of \$44,120 or \$33.83 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,632. The subject's assessment reflects a market value of \$56,320 or \$43.19 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 information on four comparable sales located within the same block and same assessment neighborhood code as the subject. The comparables have sites that range in size from 1,120 to 1,853 square feet of land area. The comparables are improved with class 2-95, one-story or two-story dwellings of frame exterior construction ranging in size from 1,162 to 1,342 square feet of living area. Each comparable has a concrete slab foundation and a one-car garage. Two comparables each have central air conditioning. The properties sold from January 2017 to December 2019 for prices ranging from \$57,999 to \$95,000 or from \$43.22 to \$72.74 per square foot of living area, including land. 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 record contains seven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable #2 due to its dissimilar basement foundation and lack of a garage, when compared to the subject's concrete slab foundation and one-car garage. The Board has given reduced weight to board of review comparable #2 due to its dissimilar one-story design when compared to the subject's two-story design and this property sold in January 2017, a date less proximate in time to the assessment date at issue than the other comparable sales in the record.

The Board finds the best evidence of market value to be the parties' remaining comparables, which are similar to the subject in location, dwelling size, design, age and some features, except

three of the five comparables have central air conditioning, not a feature of the subject, suggesting downward adjustments would be required to make these comparables more equivalent to the subject. Nevertheless, the comparables sold from March 2018 to December 2019 for prices ranging from \$35,500 to \$95,000 or from \$27.18 to \$72.74 per square foot of living area, including land. Removing the low and high sales, appellant's comparable #3 and board of review comparable #1, results in a tighter value range from \$52,500 to \$60,000 or from \$40.23 to \$46.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$56,320 or \$43.19 per square foot of living area, including land, which falls within the range established by the best five comparable sales in the record and particularly well within the narrower range of sales after eliminating the low and high sales from the analysis. Based on this record and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds no reduction in the subject's assessment is warranted.

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

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: February 21, 2023



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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