



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

APPELLANT: Terrell Howard
DOCKET NO.: 19-48077.001-R-1
PARCEL NO.: 29-03-314-019-0000

The parties of record before the Property Tax Appeal Board are Terrell Howard, the appellant; 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: \$1,010
IMPR.: \$1,490
TOTAL: \$2,500

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 1-story dwelling of frame exterior construction with 1,229 square feet of living area. The dwelling is approximately 71 years old. Features of the home include a concrete slab foundation, central air conditioning and a 1.5-car garage. The property has a 7,320 square foot site and is located in Dolton, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on October 24, 2017 for a price of \$17,000. The appellant completed Section IV of the appeal petition disclosing the purchase of the subject was the result of an auction, the transaction was not between related family members or corporations and that the property was advertised in the Multiple Listing Service and online for a period of five months. The appellant indicated that an additional \$8,000

was spent on the subject property for renovations prior to the dwelling being occupied on October 1, 2018. In support of the purchase, the appellant submitted a copy of the special warranty deed, property detail sheet from the Cook County Assessor's website, sale and listing information for the subject from an online resource and the purchase agreement from auction.com. The purchase agreement identified the seller as Fannie Mae. The purchase price of \$17,000 included a "Buyer's Premium" totaling \$1,500. The document also listed McCree Realty & Associates as the buyer's broker/agent. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$6,334. The subject's assessment reflects a market value of \$63,340 or \$51.54 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within 0.25 of a mile from the subject property. The comparables have sites that range in size from 3,999 to 4,214 square feet of land area and are improved with either 1-story or 1.5-story class 2-03 dwellings of frame or masonry exterior construction that range in size from 1,050 to 1,431 square feet of living area. The homes range in age from 73 to 77 years old. Each comparable has an unfinished basement, two comparables have central air conditioning and one comparable has a 1-car garage. The properties sold in April or September 2018 for prices ranging from \$21,501 to \$25,000 or from \$16.77 to \$21.93 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 best evidence of market value to be the purchase of the subject property in October, 2017 for a price of \$17,000 plus \$8,000 reported by the appellant for renovations to the property prior to occupancy in October 2018. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the auction.com purchase agreement listed a Realtor as the buyer's broker/agent, the property had been advertised on the open market in the Multiple Listing Service and on the Internet and it had been on the market for approximately five months. In further support of the transaction the appellant submitted a copy of the purchase agreement and special warranty deed. The Board finds the purchase price plus additional investment for renovations (\$17,000 + \$8,000 = \$25,000) is below the market value reflected by the assessment.

The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Additionally, the comparable sales provided by the board of review further support the conclusion that the subject property was overvalued for assessment purposes. Based on this record the Board finds the subject property had a market value of \$25,000 as of January 1, 2019. Since market value has been determined the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2)

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:

October 19, 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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