



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

APPELLANT: Taisha Courtney
DOCKET NO.: 19-49242.001-R-1 through 19-49242.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Taisha Courtney, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-49242.001-R-1	30-08-323-023-0000	1,007	136	\$1,143
19-49242.002-R-1	30-08-323-024-0000	1,007	0	\$1,007

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 two adjacent parcels with one being improved with a two-story multi-family building of frame construction with 2,432 square feet of living area. The building is approximately 95 years old. Features of the property include a full basement with a recreation room, four bathrooms and a two-car garage. The improved parcel has a site with 3,100 square feet of land area. The property is located in Calumet City, Thornton Township, Cook County. The subject is classified as a class 2-11 property (apartment building with 2 to 6 units) 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 evidence disclosing the subject property was purchased on July 24, 2018, for a prices of \$21,500 or \$8.84 per square foot of living area, including land. The appellant partially completed Section IV – Recent Sale Data of the appeal and did not specifically provide

the name of the seller although she indicated the parties to the transaction were not related. The appellant further indicated the property was sold through a realtor but did not provide the name of the firm or the agent. She further indicated that the property was advertised for sale in the Multiple Listing Service (MLS) but did not provide the length of time the property was advertised on the market. Finally, the appellant did not answer the question as to whether the property sold due to a foreclosure action. To document the sale the appellant submitted a copy of the settlement statement dated July 24, 2018, and identifying the seller as First Merchant Bank. The settlement statement reported a sale price of \$21,500 and disclosed a real estate commission was paid to Remax 2000. The appellant also provided a copy of the MLS listing indicating the sale was due to a foreclosure and further indicated the property was listed for sale on March 20, 2018, and the marketing time was 84 days from the listing date to the date of the sales contract of June 11, 2018.

In further support of the appeal the appellant submitted information on four comparable sales improved with two-story multi-family buildings that range in size from 2,296 to 2,656 square feet of living area. The buildings were built in 1929 or 1939. Each comparable has a full basement with two being finished with an apartment or a recreation room, two or three bathrooms, and a one-car or a two-car garage. These properties have sites ranging in size from 2,028 to 4,800 square feet of land area. Each comparable has the same neighborhood code as the subject property. The sales occurred from March 2018 to May 2019 for prices ranging from \$18,000 to \$50,000 or from \$7.81 to \$21.78 per square foot of living area, including land.

The appellant submitted a copy of the final decision of the Cook County Board of Review dated April 21, 2020, disclosing a total assessment for parcel number (PIN) 30-08-323-023-0000 of \$11,311 and a total assessment for PIN 30-08-323-023-0000 of \$1,007. The combined assessments of the subject parcels totaling \$12,318 reflect a market value of \$123,180 or \$50.65 per square foot of living area, including land, when using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 2 property of 10%. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$2,150 to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" for PIN 30-08-323-023-0000 disclosing a total assessment of \$11,311. In support of its contention of the correct assessment the board of review submitted information on three comparables improved with two-story multi-family buildings of frame construction that range in size from 2,112 to 2,296 square feet of living area. The buildings range in age from 91 to 94 years old. Each comparable has a partial or full unfinished basement, and a 2-car or a 2.5-car garage. These properties have two or three full bathrooms and comparable #1 also has two half-bathrooms. The comparables have sites ranging in size from 3,132 to 4,608 square feet of land area. The comparables have the same classification code and neighborhood code as the subject property. These properties had no sales data, but their total assessments ranged from \$11,645 to \$12,005 and their improvement assessments ranged from \$10,148 to \$10,738 or from \$4.42 to \$5.08 per square foot of living area while the subject's improved PIN has an improvement assessment of \$10,304 or \$4.24 per square foot of living area.

In rebuttal the appellant's counsel asserted that none of the board of review comparables were recent sales.

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 July 2018 for a price of \$21,500 or \$8.84 per square foot of living area, including land. The appellant provided evidence demonstrating the sale had some elements of an arm's length transaction. The appellant partially completed Section IV - Recent Sale Data of the appeal and provided documentation disclosing the parties to the transaction were not related, the property was sold using a realtor, the property had been advertised on the open market with the Multiple Listing Service had been on the market for 84 days. In further support of the transaction the appellant submitted a copy of the settlement statement and a copy of the MLS listing for the subject property. The Board finds the purchase price is below the market value reflected by the assessment. The Board also 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 appellant submitted four comparables sales that have varying degrees of similarity to the subject property. These comparables sold for prices ranging from \$18,000 to \$50,000 or from \$7.81 to \$21.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$123,180 or \$50.65 per square foot of living area, including land, which is above the range established by the comparable sales in this record demonstrating the property is overvalued. Furthermore, the subject's purchase price falls within the range of the sales supporting the conclusion the price is reflective of fair cash value.

Little weight is given the board of review equity analysis as this evidence does not address or refute the appellant's market value argument.

Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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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