



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

APPELLANT: DG Enterprises-East David Blair  
DOCKET NO.: 19-49251.001-R-1  
PARCEL NO.: 32-30-111-017-0000

The parties of record before the Property Tax Appeal Board are DG Enterprises-East David Blair, the appellant(s), by attorney 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:

**LAND:** \$1,485  
**IMPR.:** \$215  
**TOTAL:** \$1,700

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 6,600 square foot parcel of land improved with a 56-year-old, one-story, frame, single-family building containing 1,066 square feet of building area. The property is located in Chicago Heights, Bloom Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this, the appellant filled out limited information in *Section IV. Recent Sale Data* on the petition. The appellant disclosed on the petition the subject was purchased on February 02, 2018 from the "OOR" for a price of \$17,000 or \$15.95 per square foot of building area. The petition discloses that the transfer was not between related parties, that it was sold by owner, and that the property was advertised for sale using "sign, internet and/or auction." The appellant failed to disclose how long the subject was advertised and if it was sold due to a foreclosure action or a contract for

deed. The appellant submitted court orders for the receipt of sale-bid balance, the deposit, and the certificate of sale for the subject in evidence of the sale. The petition discloses that that the subject is not an owner-occupied residence.

In addition, the appellant submitted four sale comparables. The comparables are described as one-story, single-family dwellings. They range in age from 56 to 60 years and in size from 962 to 1,066 square feet of building area. They sold from July 2018 to November 2019 for prices ranging from \$11.51 to \$23.45 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$3,478 which reflects a market value of \$34,780 or \$32.63 per square foot of building area when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review included data on four sales comparables. The comparables are described as one or one and one-half story, frame or frame and masonry, single-family dwellings. They range in age from 55 to 64 years and in size from 1,017 to 1,341 per square feet of building area. They sold from September 2018 to June 2019 for prices ranging from \$26.35 to \$37.36 per square foot of building area.

In rebuttal, the appellant submitted a letter asserting that the sale of the subject is the best evidence of market value and that the board of review did not object to any of the appellant's evidence and therefore it must be given the most weight. In addition, the appellant argued that the board of review's comparables should be given less weight.

### **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 best evidence of market value to be the purchase of the subject property in February 2018 for a price of \$17,000. The appellant argued the of the sale of the subject supports a reduction and included evidence of the sale. The board of review did not submit any evidence to challenge the arm's-length nature of the transaction. Based on this record the Board finds the subject property had a market value of \$17,000 as of the lien date. The Since market value has been determined, the level of assessment of 10% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply and a 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



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:

April 18, 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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APPELLANT

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