



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

APPELLANT: Richard Miranda
DOCKET NO.: 19-49297.001-R-1
PARCEL NO.: 32-17-411-014-0000

The parties of record before the Property Tax Appeal Board are Richard Miranda, 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:

LAND: \$1,950
IMPR.: \$4,028
TOTAL: \$5,978

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 multi-family dwelling of masonry exterior construction with 1,708 square feet of living area. The dwelling was built 1952 and is approximately 68 years old. Features include a full basement with a finished recreation room and central air conditioning. The property has a 6,002 square foot site and is located in Bloom 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 submitted information on three comparable sales that were located within the same neighborhood code as the subject. The comparables had sites ranging in size from 5,020 to 7,493 square feet of land area that are improved with two-story multi-family dwellings of masonry exterior construction. The dwellings range in size from 1,706 to 1,763 square feet of

living area and were built in 1951 or 1952. One comparable has a full basement with a finished recreation room and two comparables have an unfinished basement. One comparable has central air conditioning, one comparable has a fireplace and each comparable has a 2 or 2.5- car garage. The comparables sold from January 2017 to May 2018 for prices ranging from \$39,900 to \$43,100 or from \$22.63 to \$25.23 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$14,661. The subject's assessment reflects a market value of \$146,610 or \$84.84 per square foot of living area including land when applying the 10% level of assessment for Class 2 property 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 comparables, only one of which had sold. The one comparable sale has a 5,535 square foot site that is improved with a two-story multi-family dwelling of masonry exterior construction. The dwelling is 68 years old and has 1,706 square feet of living area. Features includes a full basement with a finished recreation room, central air conditioning and a 2-car garage. The comparable sold in July 2019 for \$38,842 or \$21.60 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of four comparable sales for the Board's consideration. The Board gave less weight to appellant's comparable #3 due to its sale in 2017, which is dated and less indicative of market value as of the subject's January 1, 2019, assessment date. The Board finds the three remaining comparables sold more proximate in time to the subject's assessment date and are generally similar to the subject in location, land area, design, age, size, and most features. These comparables sold in May 2018 and July 2019 for prices ranging from \$36,842 to \$40,100 or from \$21.60 to \$23.51 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$146,610 or \$84.84 per square foot of living area including land, which falls well above the range established by the most similar comparable sales in this record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is justified.

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: June 27, 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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