



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

APPELLANT: Karla Woolverton
DOCKET NO.: 19-53208.001-R-1
PARCEL NO.: 03-32-304-045-0000

The parties of record before the Property Tax Appeal Board are Karla Woolverton, the appellant(s); 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: \$8,662
IMPR.: \$27,338
TOTAL: \$36,000

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, single-family dwelling of frame and masonry construction with 1,880 square feet of living area. The dwelling was 70 years old. Features of the home include a partial, unfinished basement, and a one-car garage. The property has a 10,500 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-05 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 two appraisals done by the same appraiser about two months apart. The two appraisals estimated the subject property had a market value of \$310,000 as of February 2, 2020, and April 11, 2020. The relevant date for determining the value of the subject property is January 1, 2019. See 35 ILCS 200/9-155.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,530. The subject's assessment reflects a market value of \$415,300 or \$220.90 per square foot of living area, land included, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four suggested comparable 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. As explained below, however, the reduction is not as much of a reduction as the appellant seeks.

The Board gives significant weight to the two appraisals submitted by the appellant. The February 2, 2020, appraisal relies primarily upon four sales of suggested comparable properties that took place between January 2019 and December 2019. The April 11, 2020, appraisal relies primarily on four sales of suggested comparable properties that took place between June 2019 and January 2020. Two of the suggested comparables were used in both appraisals, and the appraiser adjusted the sales prices of all suggested comparable properties where appropriate to account for differences between them and the subject.

One problem with the appraisals is that they value the subject property as of February 2, 2020, and April 11, 2020. The relevant date for determining the value of the subject property is January 1, 2019. *See* 35 ILCS 200/9-155. MLS data attached to and discussed in the appraisals indicates that the median sales price for single-family homes in Arlington Heights went down significantly between January 1, 2019, and January 1, 2020, from about \$320,000 to about \$300,000. Taking only Arlington Heights single-family homes valued from \$200,000 to \$449,000 into account, there was still a significant reduction in median sales price during this period from about \$325,000 to about \$315,000. That amount went up to about \$318,000 later in 2020.

Thus, appellant's own evidence indicates that the subject's value as of January 1, 2019, was greater than the \$310,000 amount stated by the appraiser as of February 2, 2020, and April 11, 2020. Furthermore, the appraiser rejected the comparable sales submitted by the board of review in part because they were too dated. Those sales may have been too dated for valuations as of February 2, 2020, and April 11, 2020, but the applicable valuation dated here is January 1, 2019.

The board of review's comparable sales three and four both took place in July 2017, about a year and a half before the relevant valuation date. According to the MLS data submitted by the appellant, the median sales price of an Arlington Heights single-family home valued between \$200,000 and \$449,000 was approximately the same in July 2017 as it was in January 2019, about \$325,000. The Board finds that these suggested comparable sales are not too distant in

time from the relevant value date to be considered. Furthermore, like the subject property, these comparables have two-story single-family dwellings of frame and masonry construction with one-car garages, no air conditioning, seven total rooms, and four bedrooms. These comparables are located in the same subarea as the subject property, they are similar in age to the subject, and the living area sizes of their dwellings are about the same as that of the subject's dwelling. The Board therefore gives them weight in determining the market value of the property.

One of these comparables sold for \$333.15 per square foot of living area, land included, and the other sold for \$300.13 per square foot. Both of these sales are indicative of a higher market value than suggested by the 2019 assessment of the subject property, which is \$220.90 per square foot of living area, land included. Weighing this evidence and the appraisals submitted by the appellant, the Board finds the subject property had a market value of \$360,000 as of the assessment date at issue. The Board therefore finds that 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:

August 23, 2022



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Karla Woolverton
1669 Lin Lok Lane
Elgin, IL 60123

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602