



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

APPELLANT: John & Sharon Esposito
DOCKET NO.: 19-54328.001-R-1
PARCEL NO.: 31-24-441-064-0000

The parties of record before the Property Tax Appeal Board are John & Sharon Esposito, the appellants, 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: \$2,685
IMPR.: \$5,815
TOTAL: \$8,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 multi-level dwelling of frame and masonry exterior construction with 1,218 square feet of living area. The dwelling is 58 years old, having been constructed in 1961. Features of the home include a partial basement, that has finished area, and a detached 2-car garage. The property has an 8,262 square foot site and is located in Park Forest, Rich Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales that are located from .03 to .38 of a mile from the subject. The comparables have sites ranging in size from 7,200 to 7,834 square feet of land area that are improved with multi-level dwellings ranging in size from 1,209 to 1,224 square feet of living area. The homes were built in 1961. The comparables have partial

basements, each of which has finished area, and from a 1-car to a 2.5-car garage. Two comparables have central air conditioning. The comparables sold from June 2018 to December 2019 for prices ranging from \$57,751 to \$85,000 or from \$47.18 to \$69.79 per square foot of living area, including land.

Based on this evidence the appellants 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 \$9,404. The subject's assessment reflects a market value of \$94,040 or \$77.21 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales that are located within .25 of a mile from the subject. The comparables have sites with 7,200 or 8,760 square feet of land area that are improved with multi-level dwellings with 1,121 square feet of living area. The homes were built in 1960. The comparables have partial basements, each of which has finished area, central air conditioning, and a 2-car or a 2.5-car garage. The comparables sold from April 2018 to January 2019 for prices ranging from \$124,000 to \$132,900 or from \$110.62 to \$118.55 per square foot of living area, including land.

Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellants submitted rebuttal critiquing the board of review's submission, and after analyzing both of parties' comparables, the appellants requested the subject's 2019 assessment be reduced to reflect a market value of \$85,000 or \$69.79 per square foot of living area, including land. The appellants also request, after analyzing their best comparables #2 and #3, that the subject's 2019 assessment be reduced to reflect a market value of \$75,247 or \$61.78 per square foot of living area, including land.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of seven comparable sales for the Board's consideration. The Board finds the parties' comparables are similar to the subject in location, dwelling style, age and most features. However, all of the comparables, except the board of review's comparable #2, have smaller sites when compared to the subject. Albeit five of the comparables have central air conditioning and each of the board of review's comparables has a slightly smaller dwelling when compared to the subject. Nevertheless, the Board finds the parties' comparables sold from April 2018 to December 2019 for prices ranging from \$57,751 to \$132,900 or from \$47.18 to

\$118.55 per square foot of living area, including land. The subject's assessment reflects a market value of \$94,040 or \$77.21 per square foot of living area, including land, which falls within the range established by the comparables in the record. However, after considering adjustments to the comparables for differences when compared to the subject, such as their central air conditioning feature, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Based on this evidence the Board finds 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:

May 16, 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

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

APPELLANT

John & Sharon Esposito, by attorney:
Jessica Hill-Magiera
Attorney at Law
790 Harvest Drive
Lake Zurich, IL 60047

COUNTY

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