



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

APPELLANT: CA Homes & Properties LLC
DOCKET NO.: 20-20030.001-R-1
PARCEL NO.: 25-29-325-045-0000

The parties of record before the Property Tax Appeal Board are CA Homes & Properties LLC, the appellant, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, P.C. in Chicago; 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: \$2,559
IMPR.: \$1,241
TOTAL: \$3,800

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 2020 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 1-story dwelling of masonry exterior construction with 882 square feet of living area. The dwelling was constructed in 1952 and is approximately 68 years old. Features of the home include a crawl space foundation and a 1-car garage. The property has a 4,875 square foot site and is located in Calumet Park, Calumet Township, Cook County. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on May 20, 2020 for a price of \$38,000. The appellant completed Section IV–Recent Sale Data of the appeal petition indicating the subject property was purchased from Community Initiatives Inc., the parties to the transaction were not related, the property sold at auction and had been advertised for sale since

April 15, 2020. The appellant also revealed the property was occupied on August 1, 2020 but did not disclose the amount of money spent on renovations, if any, prior to occupancy. To document the sale the appellant provided a copy of the sales contract, as well as the settlement statement reiterating the sale date and purchase price. The settlement statement also disclosed that funds in the amount of \$35,000 were held for future improvements. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,591. The subject's assessment reflects a market value of \$55,910 or \$63.39 per square foot of living area, land included, 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 four comparable sales that have the same assessment neighborhood code as the subject, three of which are located approximately ¼ of a mile from the subject property. The comparables have sites ranging in size from 3,750 to 5,375 square feet of land area. The comparables are class 2-02 properties improved with 1-story or 1.5-story dwellings of masonry exterior construction ranging in size from 814 to 864 square feet of living area. The dwellings are 65 to 76 years old. The comparables each have a basement, one of which has finished area. Two comparables have central air conditioning and three comparables each have either a 1.5-car or a 2-car garage. The comparables sold from May 2017 to July 2019 for prices ranging from \$137,000 to \$148,000 or from \$163.69 to \$181.82 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 Board finds the best evidence of market value to be the purchase of the subject property in May 2020 for a price of \$38,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related and the property had been advertised on the open market, which was not refuted by the board of review. In further support of the transaction, the appellant submitted a copy of the settlement statement and the sales contract associated with the purchase of the subject property. Additionally, the settlement statement depicts that funds were held back by the lender presumably for future improvements to the subject which calls into question the condition of the property at the time of purchase. The Board finds the board of review did not present any substantive evidence to challenge the arm's length nature of the subject's sale transaction. In addition, the assessing officials did not refute the contention that the purchase price was reflective of market value. The Board finds the purchase price of \$38,000 is below the market value of \$55,910 as reflected by the assessment.

Furthermore, the Board gave less weight to the comparables submitted by the board of review which have basement foundations in contrast to the subject's crawl space foundation and two comparables have central air conditioning, unlike the subject. In addition, three of the four comparable sales occurred in 2017 and 2018, less proximate to the January 1, 2020 assessment date. Based on this record the Board finds the subject's assessment is not reflective of market value and a reduction in the subject's assessment is justified commensurate with the appellant's request.

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 18, 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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