



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

APPELLANT: Lizbeth Herrera
DOCKET NO.: 20-22265.001-R-1 through 20-22265.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Lizbeth Herrera, the appellant, by attorney George J. Relias, of Relias Law Group, Ltd. 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 **no change** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-22265.001-R-1	16-19-315-021-0000	5,304	14,498	\$19,802
20-22265.002-R-1	16-19-315-022-0000	4,898	7,807	\$12,705

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 construction with 3,197 square feet of building area. The building is 69 years old. Features of the building include a full basement apartment, central air conditioning and a 2-car garage. The property has two parcels totaling 7,848 square feet of land area and is located in Berwyn, Berwyn 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 four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 3,660 to 5,040 square feet of land area that are improved with class 2-11 buildings of masonry construction ranging in size from 2,971 to 3,914 square feet of building area. The buildings are

95 or 97 years old. The comparables have full basements, three of which are apartments and one of which has finished area, and 2-car garages. The comparables sold from June 2018 to October 2019 for prices ranging from \$252,500 to \$299,000 or from \$68.98 to \$91.71 per square foot of living area, including land. Based on this evidence the appellant requested the subject's total assessment be reduced to \$22,321.

The board of review submitted its "Board of Review Notes on Appeal" for Parcel Number 16-19-315-021-0000, however, the subject's total assessment is \$32,507. The subject's assessment reflects a market value of \$325,070 or \$101.68 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 four comparable properties, one of which lacked sales data, that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 3,768 to 6,797 square feet of land area that are improved with class 2-11 buildings of masonry construction ranging in size from 2,398 to 3,197 square feet of building area. The buildings range in age from 69 to 81 years old. The comparables have full basements, three of which are apartments and one of which is unfinished. Two comparables have central air conditioning, and each comparable has a 2-car garage. Three of the comparables sold from March to September 2019 for prices ranging from \$265,000 to \$299,000 or from \$97.07 to \$112.49 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2, as well as the board of review's comparable #2. These comparables sold from July to September 2019 for prices ranging from \$252,500 to \$290,000 or from \$84.99 to \$97.07 per square foot of living area, including land. The subject's assessment reflects a market value of \$325,070 or \$101.68 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their considerably smaller sites, the Board finds the subject's higher estimated market value as reflected by its assessment is justified. The Board gave less weight to the appellant's comparables #3 and #4, due to their larger dwelling sizes when compared to the subject and their sale dates occurring greater than 12 months prior to the January 1, 2020 assessment date at issue. The Board also gave less weight to the board of review's comparables #1, #3 and #4, due to their smaller dwelling sizes when compared to the subject or their lack of sales data. Based on this evidence the Board finds a reduction in the subject's assessment is not 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: May 21, 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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