



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

APPELLANT: Sophia Wolak
DOCKET NO.: 20-24099.001-R-1
PARCEL NO.: 19-30-405-031-0000

The parties of record before the Property Tax Appeal Board are Sophia Wolak, the appellant, by John W. Zapala, of the Law Offices of John Zapala, 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 **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:

LAND: \$3,044
IMPR.: \$12,033
TOTAL: \$15,077

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 one-story single-family dwelling of masonry exterior construction with 1,032 square feet of living area. The residence is approximately 60 years old. Features include a concrete slab foundation and a two-car garage. The property has a 3,690 square foot site and is located in Burbank, Stickney Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends both lack of assessment equity concerning the improvement assessment and overvaluation as the bases of the appeal.

In support of the inequity argument, the appellant submitted information on five comparable properties located in the same neighborhood code as the subject and within .48 of a mile from the subject. The comparables consist of class 2-03 dwellings of masonry exterior construction which are 45 or 63 years old. The comparables range in size from 1,104 to 1,386 square feet of living area. Three dwellings have full unfinished basements and comparables #2 and #5 lack basements. Three comparables have central air conditioning. Each comparable has from a one-car to a two-car garage. The comparables have improvement assessments ranging from \$11,303 to \$13,789 or from \$8.90 to \$10.81 per square foot of living area.

In support of the overvaluation argument, the appellant submitted information on five comparable sales located in the same neighborhood code and within .53 of a mile from the subject. The parcels contain 3,532 or 3,690 square feet of land area and are improved with class 2-03 dwellings of masonry exterior construction. The homes range in age from 56 to 62 years old and range in size from 1,008 to 1,084 square feet of living area. Two comparables have unfinished basements and three comparables lack basements. Three homes have central air conditioning. Four comparables have either a two-car or a three-car garage. The comparables sold from February 2017 to August 2019 for prices ranging from \$112,000 to \$150,000 or from \$106.06 to \$138.89 per square foot of living area, including land.

Based on the foregoing evidence, the appellant requested a reduced improvement assessment of \$9,209 or \$8.92 per square foot of living area and a reduced total assessment of \$12,253, including land, which would reflect a market value of \$122,530 or \$118.73 per square foot of living area, including land, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$15,077. The subject property has an improvement assessment of \$12,033 or \$11.66 per square foot of living area. The subject's assessment reflects a market value of \$150,770 or \$146.09 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.

In support of its contention of the correct assessment, the board of review submitted information on four comparables with both equity and sales data. Board of review comparable #2 is the same property as appellant's comparable #1. The comparables are in the same neighborhood code as the subject and either on the same block or within ¼ of a mile from the subject. The parcels each contain 3,690 square feet of land area and are improved with class 2-03 either 1-story or 1.5-story dwellings of masonry or frame and masonry exterior construction. The dwellings range in age from 58 to 63 years old and range in size from 1,031 to 1,515 square feet of gross building area. Three dwellings have basements, one of which is finished as a recreation room. Three homes have central air conditioning and three comparables have two-car garages. The comparables have improvement assessments ranging from \$12,306 to \$14,248 or from \$9.40 to \$12.95 per square foot of living area. The comparables also sold from September 2017 to December 2020 for prices ranging from \$137,000 to \$255,000 or from \$115.51 to \$247.33 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 taxpayer contends in part assessment inequity concerning the improvement as a basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted based on lack of equity.

The parties submitted a total of nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #3 as well as board of review comparable #1 due to larger dwelling sizes of these homes as compared to the subject dwelling containing 1,032 square feet of living area.

The Board finds the best evidence of assessment equity in the record to be appellant's comparables #4 and #5 along with board of review comparables #2, #3 and #4 which present varying degrees of similarity to the subject in age, size, foundation type and other amenities such as air conditioning and garage necessitating adjustments to make these comparables more equivalent to the subject. These five comparables have improvement assessments ranging from \$11,303 to \$13,475 or from \$10.24 to \$12.95 per square foot of living area. The subject's improvement assessment of \$12,033 or \$11.66 per square foot of living area falls within the range established by the best comparables in this record in terms of overall assessment and on a per-square-foot basis.

Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified based on lack of uniformity.

In the alternative, the appellant also asserted overvaluation as a basis of the appeal. 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 justified on grounds of overvaluation.

The parties submitted a total of eight comparable sales, one of which was common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to board of review comparable #1 due to its differing design and substantially larger dwelling size. The Board has also given reduced weight to the three sales that occurred in 2017, a date more remote to the lien date of January 1, 2020, which are appellant's comparables #3 and #4 along with board of review comparable #3.

The Board finds the best evidence of market value on this record consist of the appellant's comparables #1, #2 and #5 along with board of review comparables #2 and #4, which includes the parties' common comparable. These four comparables have varying degrees of similarity to the subject with adjustments necessary for differences in foundation type/basement finish, air conditioning amenity and/or garage amenity when compared to the subject. The comparables sold from January 2018 to November 2019 for prices ranging from \$137,000 to \$255,000 or for \$129.73 to \$247.33 per square foot of living area, including land. The subject property has a market value of \$150,770 or \$146.09 per square foot of living area, including land, which is within the range of the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Therefore, after considering adjustments to the best comparable sales when compared to the subject, the Board finds that the subject is not overvalued based on its assessment and no reduction is warranted on grounds of overvaluation.

In conclusion, after a thorough analysis of the evidence presented upon the two bases of appeal, the Board finds that no change 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

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: July 16, 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

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