



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

APPELLANT: Thomas Frerich
DOCKET NO.: 20-25168.001-R-1
PARCEL NO.: 24-31-401-006-0000

The parties of record before the Property Tax Appeal Board are Thomas Frerich, the appellant, by 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: \$11,215
IMPR.: \$37,393
TOTAL: \$48,608

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 2-story dwelling of frame and masonry exterior construction with 3,548 square feet of living area. The dwelling was built in 2001 and is approximately 19 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 4-car garage. The property has a 16,616 square foot site and is located in Palos Heights, Worth Township, Cook County. The subject is classified as a class 2-78 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 with the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 11,093 to 16,892 square feet of land area and are improved with 2-story dwellings ranging in size from 3,232 to 3,640 square feet of living area. The comparables were built in 1999 or 2001. Each

comparable has a full unfinished basement, central air conditioning, one or two fireplaces, and a 3-car garage. The comparables sold from June 2019 to June 2020 for prices ranging from \$450,000 to \$495,000 or from \$123.63 to \$142.33 per square foot of living area, including land. Based on this evidence, the appellant 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 \$59,496. The subject's assessment reflects a market value of \$594,960 or \$167.69 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 sales, two of which have the same assessment neighborhood code as the subject. The comparables are class 2-78 properties that have sites ranging in size from 9,150 to 16,009 square feet of land area and are improved with 2-story dwellings of masonry or frame and masonry exterior construction that range in size from 3,232 to 3,592 square feet of living area. The dwellings are 1 to 55 years old and have full basements, one of which has finished area. Each comparable has central air conditioning, one to three fireplaces, and a 2-car or a 3-car garage. The comparables sold from April 2017 to July 2018 for prices ranging from \$529,000 to \$645,000 or from \$161.47 to \$183.24 per square foot of living area, including land.

In written rebuttal, the appellant contends the board of review comparables should be given less weight due to their remote sale dates, location differences and/or age differences. The appellant also submitted a map depicting the locations of both parties comparables in relation to the subject.

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 record contains eight comparable sales for the Board's consideration. The Board gives less weight to the board of review comparables which sold less proximate in time to the January 1, 2020 assessment date than the appellant's comparables and/or distant location from the subject.

The Board finds the best evidence of market value to be the appellant's comparables which sold proximate in time to the assessment date at issue and overall are more similar to the subject in location, age, dwelling size and features. These comparables sold in June 2019 to June 2020 for prices ranging from \$450,000 to \$495,000 or from \$123.63 to \$142.33 per square foot of living area, including land. The subject's assessment reflects a market value of \$594,960 or \$167.69 per square foot of living area, including land, which falls above the range established by the best comparables in the record. The Board finds the best comparable to be appellant's comparable #4 with the greatest similarities to the subject, except for having a 3-car garage rather than the

subject's 4-car garage. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant proved by a preponderance of the evidence 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

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

AGENCY

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