



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

APPELLANT: Joanna Leafblad
DOCKET NO.: 20-27679.001-R-1
PARCEL NO.: 27-32-213-008-0000

The parties of record before the Property Tax Appeal Board are Joanna Leafblad, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$6,500
IMPR.: \$27,686
TOTAL: \$34,186

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 is improved with a 2-story dwelling of frame and masonry exterior construction with 2,948 square feet of living area. The dwelling is approximately 22 years old. Features of the dwelling include an unfinished basement, central air conditioning, one fireplace, and a 3-car garage. The property has a 10,000 square foot site and is located in Orland Park, Orland 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 three comparable sales that are located within the same neighborhood code as the subject property. The comparables are improved with class 2-78 dwellings of frame and masonry exterior construction ranging in size from 2,927 to 3,335 square feet of living area. The homes are either 22 or 31 years old. Each comparable has an unfinished

basement, central air conditioning, one fireplace, and a 3-car garage. The properties sold in either November 2019 or January 2020 for prices ranging from \$310,000 to \$410,000 or from \$105.91 to \$122.94 per square foot of living area, land included. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$34,186 which would reflect a total market value of \$341,860 or \$115.96 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%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,781. The subject's assessment reflects a market value of \$387,810 or \$131.55 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 three equity comparables that are located in the same neighborhood code as the subject property. The comparables are improved with 2-story, class 2-78 dwellings of frame and masonry exterior construction ranging in size from 2,631 to 2,894 square feet of living area. The homes range in age from 21 to 23 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace, and a 3-car garage. The properties sold from August 2017 to December 2018 for prices ranging from \$395,000 to \$445,000 or from \$136.49 to \$169.14 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 a reduction in the subject's assessment is warranted based on overvaluation.

The Board finds the best evidence of market value to be the appellant's comparables which sold more proximate in time to the subject's January 1, 2020 assessment date at issue. These comparables are similar to the subject in location, age, dwelling size, and features. The properties sold in either November 2019 or January 2020 for prices ranging from \$310,000 to \$410,000 or from \$105.91 to \$122.94 per square foot of living area, land included. The subject's assessment reflects an estimated market value of \$387,810 or \$131.55 per square foot of living area, land included, which falls within the range established by the best comparable sales in this record on an overall market value basis but above the range on a price per square foot basis. The subject's assessment is excessive when considering its dwelling size when compared to the best comparables. Therefore, based on this record and after considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is not supported and a reduction in the subject's assessment commensurate with the appellant's request 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: 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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