



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

APPELLANT: B & R Partners, LLC  
DOCKET NO.: 20-31309.001-R-1  
PARCEL NO.: 18-31-102-008-0000

The parties of record before the Property Tax Appeal Board are B & R Partners, LLC, 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:

**LAND:** \$27,513  
**IMPR.:** \$44,736  
**TOTAL:** \$72,249

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 3,230 square feet of living area. The dwelling is 52 years old. Features of the home include an unfinished basement, central air conditioning, a fireplace, and a 2-car garage. The property has a 220,108 square foot site and is located in Burr Ridge, Lyons 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. The comparables consist of class 2-78 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 3,094 to 3,326 square feet of living area. The homes are 5 to 37 years old. Each dwelling has

central air conditioning, one or two fireplaces, a basement with two having finished area,<sup>1</sup> and either a 2-car, 2.5-car, or 3-car garage. The parcels range in size from 11,967 to 13,604 square feet of land area. The comparables sold from August 2019 to August 2020 for prices ranging from \$519,000 to \$665,000 or from \$167.74 to \$200.06 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$59,993, for an estimated market value of \$599,930 or \$185.74 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,249. The subject's assessment reflects a market value of \$722,490 or \$223.68 per square foot of living area, land included, when using the 10% level of assessment for Cook County as determined by the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on two comparable sales.<sup>2</sup> The comparables consist of class 2-78 2-story dwellings of frame exterior construction containing either 3,033 or 3,353 square feet of living area. The dwellings are each one year old, have central air conditioning, a fireplace, an unfinished basement, and a 2-car garage. The parcels contain 3,150 or 3,475 square feet of land area. The comparables sold in December 2019 for prices of \$929,900 and \$957,033 or \$277.33 and \$315.54 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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellant's comparable #4 and the two board of review comparable sales, which differ significantly from the subject in age.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 through #3, which are overall more similar to the subject in age, dwelling size, and some features. These most similar comparables sold for prices ranging from \$519,000 to \$665,000 or from \$167.74 to \$199.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$722,490 or \$223.68 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. However, based on this evidence and after considering adjustments to the best comparables for differences

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<sup>1</sup> The appellant submitted Multiple Listing Service listing sheets for comparables #1, #2, and #3, which note that comparable #3 has finished basement area.

<sup>2</sup> The board of review did not provide sale information for comparables #1 and #3, and these comparables will therefore not be further analyzed on this record.

from the subject, such as site size where the subject has 220,108 square feet of land area and the best comparables have land areas less than 10% of the subject site, 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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APPELLANT

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