



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

APPELLANT: Kenneth DeVries
DOCKET NO.: 20-33241.001-R-1
PARCEL NO.: 18-36-215-027-0000

The parties of record before the Property Tax Appeal Board are Kenneth DeVries, the appellant, 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: \$321
IMPR.: \$22,179
TOTAL: \$22,500

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 two-story, single-family dwelling of frame and masonry construction with 1,734 square feet of living area. The building was 12 years old. Features include a partial basement with a formal recreation room, central air conditioning, and a two-car garage. The property has an 804 square foot site and is located in Bridgeview, Lyons Township, Cook County. The subject is classified as a class 2-95 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 an appraisal estimating the subject property had a market value of \$225,000 as of January 1, 2017. The appellant also submitted information about four suggested comparable sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$25,020. The subject's assessment reflects a market value of \$250,200 or \$144.29 per square foot of living area, land included in the sale price, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four suggested comparable sales.

For rebuttal evidence, the appellant submitted copies of Board decisions reflecting conclusions that similar properties in the same townhome development had a market value of \$225,000.

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 Board finds that the appraisal submitted by the appellant is entitled to little weight because the appraisal determines the value of the subject property as of January 1, 2017, three years prior to the relevant valuation date of January 1, 2020. The suggested comparables submitted by the board of review are also entitled to little weight because of their lack of proximity to the subject property.

The Board finds that the best evidence of market value to be suggested sales comparables one and two submitted by the appellant and suggested sales comparable three from the appraisal submitted by the appellant. These suggested comparables were from the same development as the subject property, and they are located within one block as the subject. The features of these sales comparables are very similar to those of the subject. The subject and these comparables all have two-story, single-family dwellings of frame and masonry construction, central air conditioning, two-car garages, 804-square-foot lots, two bathrooms and a half bath.

These suggested comparables sold between August 8, 2016, and August 21, 2020, for amounts ranging from \$126.15 to \$129.76 per square foot of living area, land included. The subject property's assessment reflects a market value of \$250,200, land included, or \$143.79 per square foot of living area, which is above the range established by the best comparables in the record. Accordingly, the Board determines that the value of the subject property as of January 1, 2020, was \$225,000. Based on the evidence, the Board therefore finds 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



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:

September 20, 2022



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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