



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

APPELLANT: Lauren Flynn/L Flynn LLC  
DOCKET NO.: 20-36569.001-R-1  
PARCEL NO.: 29-12-414-007-0000

The parties of record before the Property Tax Appeal Board are Lauren Flynn/L Flynn LLC, 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:** \$2,394  
**IMPR.:** \$6,206  
**TOTAL:** \$8,600

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 2021 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 5,040 square foot site improved with a one-story dwelling of masonry exterior construction containing 1,252 square feet of living area. The dwelling is approximately 53 years old. Features of the property include a full unfinished basement, 1½ bathrooms, and a two-car garage. The property is in Calumet City, Thornton 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 overvaluation as the basis of the appeal. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on October 17, 2019, for a price of \$86,000. The appellant completed Section IV – Recent Sale Data of the appeal asserting the parties to the transaction were not related, the property was sold through a realtor and the property had been advertised on the open market in the Multiple Listing Service (MLS).

To document the transaction the appellant submitted a copy of the MLS listing sheet for the subject property, a copy of the PTAX-203 Illinois Real Estate Transfer Declaration associated with the sale of the subject property, and a copy of the settlement statement dated October 17, 2019. The settlement statement identified the seller as James R. Simpkins, disclosed the purchase price of \$86,000, and revealed the payment of commissions to the listing and selling agents. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$8,600 to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,121. The subject's assessment reflects a market value of \$111,210 or \$88.83 per square foot of living area, land included, when using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 2-03 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with one-story dwellings of masonry or frame and masonry exterior construction that range in size from 1,225 to 1,378 square feet of living area. The homes range in age from 46 to 53 years old. Each comparable has a full or partial basement with three having formal recreation rooms, one or two full bathrooms, one or two half-bathrooms, and a 2-car or a 2.5-car garage. One comparable has central air conditioning. These properties have sites ranging in size from 4,914 to 6,679 square feet of land area. The comparables have the same classification code and neighborhood code as the subject property. The sales occurred from February to October 2019 for prices ranging from \$167,500 to \$208,000 or from \$134.00 to \$155.34 per square foot of living area, land included.

In rebuttal the appellant's counsel argued the evidence submitted by the board of review was not responsive or relevant to the basis of the appeal and the recent sale price of the subject property is the best evidence of fair market value.

### **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 the best evidence of market value to be the purchase of the subject property in October 2019 for a price of \$86,000. The Illinois Supreme Court has held that a contemporaneous sale between parties dealing at arm's length is not only relevant to the question of fair cash value but is practically conclusive on the issue of whether an assessment is reflective of market value. Korzen v. Belt Railway Co. of Chicago, 37 Ill. 2d 158, 161, 226 N.E.2d 265, 267 (Ill. 1967). The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold using a realtor, and the property had been advertised on the open market with the Multiple Listing Service. In

further support of the transaction the appellant submitted a copy of the subject's MLS listing sheet, a copy of the settlement statement, and a copy of the PTAX-203 Illinois Real Estate Transfer Declaration disclosing the sale had the elements of an arm's length transaction. The Board finds the purchase price is below the market value reflected by the subject's assessment. The Board further finds the board of review did not present any evidence to challenge the arm's length nature of the transaction and the comparable sales provided by the board of review do not overcome the weight to be given the contemporaneous arm's length sale of the subject property in establishing the assessment for the year at issue. Based on this record the Board finds the subject property had a market value of \$86,000 as of January 1, 2020, and a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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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