



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

APPELLANT: ABC Turnkey Properties
DOCKET NO.: 20-37465.001-R-1
PARCEL NO.: 28-26-307-081-0000

The parties of record before the Property Tax Appeal Board are ABC Turnkey Properties, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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: \$2,120
IMPR.: \$7,489
TOTAL: \$9,609

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 1-story dwelling of frame construction with 1,420 square feet of living area. The dwelling is 49 years old. Features of the home include a slab foundation and a 2-car garage. The property has a 7,068 square foot site and is located in Hazel Crest, Bremen Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and assessment inequity with respect to the subject's improvement as the bases of the appeal. In support of the overvaluation argument the appellant submitted evidence disclosing the subject property was purchased on June 29, 2018 for a price of \$50,000 or \$35.21 per square foot of living area, including land.

In support of the improvement assessment inequity argument the appellant submitted information on three comparable properties that are located within the same neighborhood code as the subject. The comparables are improved with class 2-03 dwellings of frame construction ranging in size from 1,401 to 1,417 square feet of living area. The dwellings are 49 years old. The comparables have slab foundations, and either a 1-car or a 1.5-car garage. Two comparables have central air conditioning. The comparables have improvement assessments ranging from \$6,576 to \$6,921 or from \$4.69 to \$4.90 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's assessment 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 \$9,609. The subject's assessment reflects a market value of \$96,090 or \$67.67 per square foot of living area, land included, when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The subject property has an improvement assessment of \$7,489 or \$5.27 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties that are located within the same neighborhood code as the subject. The comparables are improved with class 2-03 dwellings of frame construction ranging in size from 1,034 to 1,077 square feet of living area. The dwellings are 46 or 49 years old. One comparable has a crawl-space foundation and three comparables have slab foundations. One comparable has central air conditioning and two comparables have either a 2-car or a 2.5-car garage. Comparable #4 sold in February 2020 for a price of \$70,000 or \$67.70 per square foot of living area, including land. The comparables have improvement assessments ranging from \$6,928 to \$7,325 or from \$6.54 to \$6.83 per square foot of living area.

Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends in part 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 Board finds the best evidence of market value in the record to be comparable #4 submitted by the board of review. This comparable was similar to the subject in location, style, construction, features, age and land area. However, this comparable has a smaller dwelling and lacks a garage when compared to the subject. This property also sold proximate in time to the January 1, 2020 assessment date at issue. The comparable sold in February 2020 for a price of \$70,000 or \$67.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$96,090 or \$67.67 per square foot of living area, including land, which is above the market value of the best comparable in the record on a total market value basis but

below the market value on a per square foot basis. However, after considering adjustments to the best comparable for differences when compared to the subject, such as its smaller dwelling and lack of a garage, the Board finds the subject's higher total estimated market value as reflected by its assessment is justified. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. In addition, the appellant failed to disclose whether the parties to the sale were unrelated corporations, which is an important element in determining whether the sale was an arm's length transaction. Based on this record the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not warranted on the grounds of overvaluation.

As to the appellant's improvement assessment inequity argument, the Board finds the best evidence of assessment equity to be the appellant's comparables, as well as the board of review's comparables #1, #3 and #4. However, each of these comparables has a smaller dwelling when compared to the subject. Nevertheless, these comparables had improvement assessments ranging from \$6,576 to \$7,062 or from \$4.69 to \$6.83 per square foot of living area. The subject's improvement assessment of \$7,489 or \$5.27 per square foot of living area falls above the range established by the best comparables in this record on a total improvement assessment basis but within the range on a per square foot basis. However, after considering adjustments to the best comparable for differences when compared to the subject, such as its smaller dwelling, the Board finds the subject's higher total improvement assessment is justified. The Board gave less weight to the board of review's comparable #2, due to its dissimilar crawl-space foundation when compared to the subject. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not warranted on the grounds of assessment inequity.

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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