



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

APPELLANT: Richard Miranda
DOCKET NO.: 20-40199.001-R-1
PARCEL NO.: 32-17-411-014-0000

The parties of record before the Property Tax Appeal Board are Richard Miranda, 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: \$2,100
IMPR.: \$7,171
TOTAL: \$9,271

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 multi-family dwelling of masonry exterior construction with 1,708 square feet of living area. The dwelling was built 1949 and is approximately 71 years old. Features include a full basement with a finished recreation room and central air conditioning. The property has a 6,002 square foot site and is located in Bloom Township, Cook County. The subject is classified as a class 2-11 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 were located within the same neighborhood code as the subject. The comparables had sites ranging in size from 5,155 to 7,493 square feet of land area that are improved with two-story multi-family dwellings of masonry exterior construction. The dwellings contain 1,706 or 1,763 square feet of living area

and were built in 1949. Two comparables have a full basement with a finished recreation room and one comparable has an unfinished basement. One comparable has central air conditioning, one comparable has a fireplace and each comparable has a garage. The comparables sold from May 2018 to July 2020 for prices ranging from \$39,900 to \$92,597 or from \$22.63 to \$54.28 per square foot of living area including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,333. The subject's assessment reflects a market value of \$133,330 or \$78.06 per square foot of living area including land when applying the 10% level of assessment for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on three comparables, only one of which had sold. The one comparable sale was also submitted by the appellant. This property was reported to have sold in November 2020 for \$92,597 or \$54.28 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of three comparable sales for the Board's consideration. The Board gave less weight to appellant's comparable #3 due to its sale in 2018, which is dated and less indicative of market value as of the subject's January 1, 2020, assessment date. The Board finds the two remaining comparables sold more proximate in time to the subject's assessment date and are generally similar to the subject in location, land area, design, age, size, and most features. These comparables sold in July 2019 and November 2020 for prices of \$40,100 and \$92,597 or \$23.51 and \$54.28 per square foot of living area including land. The subject's assessment reflects an estimated market value of \$133,330 or \$78.06 per square foot of living area including land, which is greater than the most similar comparable sales in this record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the Board finds 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: June 27, 2023



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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