



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

APPELLANT: Terri Smith
DOCKET NO.: 20-41862.001-R-1 through 20-41862.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Terri Smith, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-41862.001-R-1	29-04-310-014-0000	1,406	1,448	\$2,854
20-41862.002-R-1	29-04-310-045-0000	656	0	\$656

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 masonry exterior construction with 1,199 square feet of living area. The dwelling is approximately 73 years old. Features of the home include a basement and a 2-car garage. The property has a 5,625 square foot site and is located in Riverdale, Thornton Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment inequity concerning the improvement. In support of the overvaluation argument, the appellant submitted evidence disclosing the subject property was purchased on May 15, 2018 for a price of \$35,100. The appellant completed Section IV of the appeal petition disclosing the sale was not between related parties, the property sold using a realtor and was advertised for sale through the Multiple Listing Service for 25 days, and the sale was not due to foreclosure or by contract for deed. In support

of the sale, the appellant submitted copies of a settlement statement indicating payment of realtors' commissions, a Special Warranty Deed, and a listing sheet.

The appellant also submitted information on three equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story, class 2-05 homes of masonry or frame and masonry exterior construction ranging in size from 1,150 to 2,188 square feet of living area. The dwellings range in age from 67 to 93 years old. Each home has a basement and a 2-car garage. One home has central air conditioning. The comparables have improvement assessments ranging from \$2,449 to \$5,230 or from \$2.00 to \$2.39 per square foot of living area.

The appellant also submitted a copy of the board of review's final decision for both subject parcels indicating the subject has a total combined assessment of \$5,363, which would reflect a market value of \$53,630 or \$44.73 per square foot of building area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

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 one of the subject parcels of \$4,707. The subject has an improvement assessment of \$3,301 or \$2.75 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables located within the same assessment neighborhood code as the subject and within 0.25 of a mile from the subject. The comparables are improved with 2-story, class 2-05 homes of masonry exterior construction ranging in size from 1,078 to 1,235 square feet of living area. The dwellings range in age from 67 to 76 years old. Each home has a basement, two of which have finished area, and a 1.5-car or a 2-car garage. One home has central air conditioning. The comparables have improvement assessments ranging from \$4,939 to \$5,485 or from \$4.44 to \$4.58 per square foot of living area. Comparables #3 and #4 have 4,500 and 3,678 square foot sites and sold in December and May 2018 for prices of \$63,600 and \$30,500 or \$59.00 and \$26.14 per square foot of living area, including land, respectively. The board of review also reported the subject sold on May 25, 2018 for a price of \$32,748.

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 best evidence of market value to be the purchase of the subject property on May 15, 2018 for a price of \$35,100. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV of the appeal petition disclosing the parties to the transaction were not related, the property was sold using a realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market for 25 days. In further support of the transaction the appellant submitted a copy of the settlement statement. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Moreover, the board of review submitted two sales that also occurred in 2018 and disclosed the subject sold again in May 2018 but did not present any evidence for the Board to determine whether it was an arms' length sale. Based on this record, the Board finds the subject property had a market value of \$35,100 as of January 1, 2020. Since market value has been determined the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2).

The appellant further contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b).

The record contains a total of seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #3, due to substantial differences from the subject in dwelling size. The Board finds the best evidence of assessment equity to be the appellant's comparable #2 and the board of review's comparables, which are more similar to the subject in dwelling size, age, location, and some features, although two comparables have central air conditioning and/or finished basement area, which are not features of the subject, suggesting downward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$2,449 to \$5,485 or from \$2.13 to \$4.58 per square foot of living area. The subject's improvement assessment of \$1,448 or \$1.21, as reduced herein, falls below the best comparables in this record. Based on this record, and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds no further reduction in the subject's assessment is warranted.

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Terri Smith, by attorney:
Dimitrios Trivizas
Dimitrios P. Trivizas, Ltd.
4957 Oakton Street
No. 217
Skokie, IL 60077

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602