



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

APPELLANT: Terry Ward
DOCKET NO.: 20-42380.001-R-1
PARCEL NO.: 31-14-201-011-0000

The parties of record before the Property Tax Appeal Board are Terry Ward, 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 **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: \$7,177
IMPR.: \$49,022
TOTAL: \$56,199

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 frame and masonry exterior construction with 6,697 square feet of living area. The dwelling is approximately 26 years old. Features of the home include a partial unfinished basement, central air conditioning, one fireplace and a 3-car garage. The property has a 17,944 square foot site and is located in Olympia Fields, Rich Township, Cook County. The subject is classified as a class 2-09 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 four comparables with different assessment neighborhood codes as the subject. The comparables are class 2-08 or 2-09 properties improved with dwellings of masonry or frame and masonry exterior construction ranging in size from 3,851 to 5,101 square feet of living area. The comparables are 13 to 26 years old and have full basements. Each

comparable is reported to have central air conditioning, one or two fireplaces. Three comparables each have a 2-car or a 3-car garage. The comparables sold from October 2017 to March 2020 for prices ranging from \$257,000 to \$375,000 or from \$50.38 to \$97.38 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$56,199. The subject's assessment reflects a market value of \$561,990 or \$83.92 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparables with different assessment neighborhood codes as the subject. The comparables are class 2-09 properties that have sites ranging in size from 17,166 to 21,606 square feet of land area and are improved with 2-story dwellings of stucco or masonry exterior construction that range in size from 5,019 to 5,938 square feet of living area. The dwellings are 13 to 108 years old and have full unfinished basements. Each comparable has central air conditioning, one to four fireplaces, and a 3-car, a 3.5-car or a 4-car garage. The comparables sold from November 2018 to October 2020 for prices ranging from \$400,000 to \$580,000 or from \$77.62 to \$103.06 per square foot of living area, including land.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables as well as board of review comparables #1 and #4 due to differences in age or dwelling size when compared to the subject.

The Board finds the best evidence of market value to be board of review comparables #2 and #3 which are most similar to the subject in dwelling size and have varying degrees of similarity to the subject age and features. These comparables sold in November 2018 and October 2020 for prices of \$500,000 and \$580,000 or \$84.20 and \$103.06 per square foot of living area, including land. The subject's assessment reflects a market value of \$561,990 or \$83.92 per square foot of living area, including land, which is bracketed by the two best comparables on overall market value and falls slightly below on a price per square foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence 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

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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