



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

APPELLANT: Edmund Stukas
DOCKET NO.: 21-21880.001-R-1
PARCEL NO.: 22-34-104-032-0000

The parties of record before the Property Tax Appeal Board are Edmund Stukas, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$5,355
IMPR.: \$28,786
TOTAL: \$34,141

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 1-story townhome with 1,914 square feet of living area of frame and masonry exterior construction and is approximately 22 years old. Features of the home include a basement finished with a recreation room, central air conditioning, a fireplace and a 2-car garage. The property has a 4,868 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-95 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 comparable sales located within the same assessment neighborhood code as the subject. The comparables have sites ranging in size from 3,330 to 5,040 square feet of land area and are improved with class 2-95 townhomes of frame and masonry exterior construction. The homes range in size from 1,966 to 2,093 square feet of living

area and are either 22 or 23 years old. Each home has central air conditioning, a fireplace, and a 2-car garage. The comparables sold from June 2019 to November 2020 for prices ranging from \$290,000 to \$353,000 or from \$147.51 to \$169.00 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 \$34,141. The subject's assessment reflects a market value of \$341,410 or \$178.38 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 located within the same assessment neighborhood code and on the same block as the subject. Comparable #3 is the same property as appellant's comparable #3. The comparables have sites ranging in size from 3,330 to 6,760 square feet of land area and are improved with class 2-95 1-story or 2-story townhomes of frame and masonry exterior construction. The homes have either 1,914 or 2,093 square feet of living area and are either 22 or 23 years old. Each home has central air conditioning, a fireplace, and a 2-car garage. The comparables sold from June 2018 to July 2021 for prices ranging from \$353,000 to \$390,000 or from \$168.66 to \$203.76 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 Board finds seven comparable sales were submitted by the parties to support their respective positions, one of which was a common comparable. The Board gives less weight to the appellant's comparables which includes the parties' common comparable as they lack finished basement area which is a feature of the subject. The Board gives less weight to board of review comparable #4 which sold in 2018, less proximate in time to the January 2, 2021 assessment date than the other sales in the record.

The Board finds the best evidence of market value to be board of review comparables #1 and #2 which overall are more similar to the subject in location, age, dwelling size and features. These comparables sold in October 2020 and July 2021 for prices of \$365,000 and \$375,000 or \$174.39 and \$195.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$341,410 or \$178.38 per square foot of living area, including land, which is below the two best comparable sales in this record on overall market value and bracketed on price per square foot. 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 the subject's estimated market value as reflected by the assessment is excessive and a reduction in the subject's assessment is not 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:

May 21, 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

Edmund Stukas, by attorney:
Robert Rosenfeld
Robert H. Rosenfeld & Associates, LLC
40 Skokie Blvd
Suite 150
Northbrook, IL 60062

COUNTY

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