



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

APPELLANT: ARCS Ventures NCF
DOCKET NO.: 21-27761.001-R-1
PARCEL NO.: 29-15-100-047-0000

The parties of record before the Property Tax Appeal Board are ARCS Ventures NCF, 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: \$3,299
IMPR.: \$10,041
TOTAL: \$13,340

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 multi-level dwelling of frame and masonry exterior construction with 1,136 square feet of living area. The dwelling is approximately 51 years old. Features include a partial basement, with finished area and a one-car garage. The property has a 7,333 square foot site and is located in South Holland, Thornton Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same assigned neighborhood code as the subject. The comparables consist of class 2-34 multi-level dwellings of frame and masonry exterior construction that range in age from 49 to 57 years old. The dwellings range in size from 1,222 to 1,415 square feet of

living area. Each comparable has a partial basement with finished area. Two homes have central air conditioning and comparable #3 has a fireplace. Each dwelling has a two-car garage. The comparables have improvement assessments ranging from \$8,285 to \$9,480 or from \$6.28 to \$6.77 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$7,485 or \$6.59 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$13,340. The subject property has an improvement assessment of \$10,041 or \$8.84 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same neighborhood code as the subject and within either the same block or the same "subarea" of the subject. The comparables consist of class 2-34 multi-level dwellings of frame and masonry exterior construction that are either 50 or 51 years old. The dwellings range in size from 1,124 to 1,141 square feet of living area. Each comparable has a partial basement with finished area. Three homes have central air conditioning and comparable #2 has a fireplace. Each dwelling has from a one-car to a two-car garage. The comparables have improvement assessments ranging from \$10,048 to \$10,736 or from \$8.94 to \$9.41 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 taxpayer 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 Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #1 and #2 which differ in size when compared to the subject more significantly than other comparables in this record.

The Board finds the best evidence of assessment equity to be appellant's comparable #3 along with the board of review comparables which present varying degrees of similarity to the subject although each of these comparables differs in size from the subject dwelling, features central air conditioning which is not an amenity of the subject and most of the comparables have a larger garage than the subject. These comparables have improvement assessments ranging from \$8,285 to \$10,736 or from \$6.77 to \$9.41 per square foot of living area. The subject's improvement assessment of \$10,041 or \$8.84 per square foot of living area falls within the range established

by the best comparables in this record and appears to be justified once adjustments are applied to the best comparables for differences. 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 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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