



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

APPELLANT: Justin Bruno
DOCKET NO.: 21-38813.001-R-1
PARCEL NO.: 18-19-208-004-0000

The parties of record before the Property Tax Appeal Board are Justin Bruno, 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: \$16,200
IMPR.: \$38,193
TOTAL: \$54,393

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 two-story dwelling of frame and masonry exterior construction with 2,521 square feet of living area. The dwelling is approximately 57 years old. Features of the home include a basement with finished area,¹ central air conditioning, one fireplace and a 2-car garage. The property has an approximately 24,000 square foot site and is located in Indian Head Park, Lyons Township, Cook County. The subject is classified as a class 2-78 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 in the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from

¹ The Board finds the best description of the subject's basement was found in the board of review's grid analysis which was not refuted by the appellant.

10,250 to 20,255 square feet of land area and are improved with class 2-78 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 2,220 to 3,081 square feet of living area. The homes range in age from 24 to 52 years old. Each comparable has a basement, central air conditioning, one or two fireplaces and a 2-car or a 2.5-car garage. The properties sold from July 2020 to March 2021 for prices ranging from \$465,000 to \$635,000 or from \$176.98 to \$209.46 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$48,985 which reflects a market value of \$489,850 or \$194.31 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$54,393. The subject's assessment reflects a market value of \$543,930 or \$215.76 per square foot of living area, land included, when applying the level of assessment for class 2 property of 10.00% 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 four comparable sales located in the same assessment neighborhood code and within the subject's subarea. The comparables have sites that range in size from 14,500 to 42,000 and are improved with two-story class 2-78 dwellings of masonry or frame and masonry exterior construction ranging in size from 2,093 to 3,033 square feet of living area. The homes range in age from 46 or 57 years old. Three comparables have a basement, with two having finished area, and one comparable has a concrete slab foundation. Each dwelling has central air conditioning, one or two fireplaces and a 2-car garage. The comparables sold from January 2020 to October 2021 for prices ranging from \$565,000 to \$759,000 or from \$200.92 to \$362.64 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 proven 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 parties submitted eight comparables for the Board's consideration. The Board gives less weight to appellant comparables #2 and #3 which are less similar to the subject in age than other properties in the record. The Board gives less weight to board of review comparable #2 which has a concrete slab foundation in contrast to the subject's finished basement.

The Board finds the best evidence of market value to be appellant comparables #1 and #4 along with board of review comparables #1, #3 and #4 which are similar to the subject in location, age, design and other features but have varying degrees of similarity to the subject in dwelling size and basement features. These best comparables sold from January 2020 to October 2021 for

prices ranging from \$465,000 to \$645,000 or from \$176.98 to \$215.79 per square foot of living area, land included, respectively. The subject's market value of \$543,930 or \$215.76 per square foot of living area falls within the range established by the best comparables in this record on an overall market value basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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



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 18, 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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