



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

APPELLANT: Sebastian Grochola
DOCKET NO.: 21-41968.001-R-1
PARCEL NO.: 12-11-118-037-0000

The parties of record before the Property Tax Appeal Board are Sebastian Grochola, 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 **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:

LAND: \$9,240
IMPR.: \$49,685
TOTAL: \$58,925

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 3-story multi-family building of masonry exterior construction with 4,365 square feet of living area. The building is approximately 47 years old. Features of the property include a concrete slab foundation and a 3-car garage.¹ The property has an approximately 4,620 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 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 that range in size from

¹ The Board finds the best description of the subject property was found in Section III of the appeal petition and board of review grid disclosing the subject lacks central air conditioning, which was not refuted by the appellant.

4,531 to 5,280 square feet of land area and are improved with class 2-11 buildings of masonry exterior construction with either 4,365 or 4,371 square feet of living area. The buildings are 47 or 52 years old. Three comparables have a concrete slab foundation and one comparable has a basement. Each building has central air conditioning, and three properties have either a 2.5-car or a 3-car garage. The properties sold from January to November 2019 for prices ranging from \$510,000 to \$600,000 or from \$116.84 to \$137.46 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$55,356 which reflects a market value of \$553,560 or \$126.82 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 \$63,104. The subject's assessment reflects a market value of \$631,040 or \$144.57 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 as the subject property. The comparables have sites that range in size from 4,801 to 6,211 square feet of land area and are improved with 2-story class 2-11 buildings of masonry or frame exterior construction ranging in size from 2,792 to 3,024 square feet of living area. The homes range in age from 35 to 56 years old. Each comparable has a basement, with three having finished area. Each property has from a 1-car to a 2.5-car garage and one building has central air conditioning. The comparables sold from February to December 2021 for prices ranging from \$500,000 to \$680,000 or from \$167.00 to \$236.11 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight comparables for the Board's consideration. The Board finds the appellant's comparables are more similar to the subject in dwelling size and foundation design but sold less proximate to the January 1, 2021 assessment date while the board of review's comparables are dissimilar to the subject property in building size and foundation type and amenities but sold more proximate to the assessment date at issue. Nevertheless, the Board gives less weight to appellant comparable #2 along with the board of review comparables which have a basement foundation in contrast to the subject's concrete slab foundation.

The Board finds the best evidence of market value to be appellant comparables #1, #3 and #4 which are similar to the subject in location, design, and identical to the subject in age and

building size. These comparables sold from January to September 2019 for prices ranging from \$510,000 to \$600,000 or from \$116.84 to \$137.46 per square foot of living area, land included. The subject's market value of \$631,040 or \$144.57 per square foot of living area, land included falls above the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is excessive and a 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

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: _____

December 17, 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

Sebastian Grochola, 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