



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

APPELLANT: Michael Jurusik
DOCKET NO.: 21-55613.001-R-1
PARCEL NO.: 18-18-407-053-0000

The parties of record before the Property Tax Appeal Board are Michael Jurusik, the appellant, by attorney Max E. Callahan, of Siegel & Callahan, 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: \$4,243
IMPR.: \$43,903
TOTAL: \$48,146

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 is improved with a two-story, single-family dwelling of frame and masonry construction with 2,286 square feet of living area. The dwelling is seven years old. Features include a full unfinished basement, central air conditioning, a fireplace, a two-car garage, two full bathrooms, a half bath, three bedrooms, and six rooms in total. The subject occupies a 3,395 square foot site. It is located in Western Springs, Lyons Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts overvaluation in this appeal. In support of the overvaluation argument, the appellant submitted evidence disclosing that the subject property was sold on April 21, 2017, for a price of \$451,750, or \$197.62 per square foot of living area. The evidence included the closing statement, real estate contract, and warranty deed from the transaction.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as \$48,146. The subject's assessment reflects a market value of \$481,460, land included, or \$210.61 per square foot of living area when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. The subject has an improvement assessment of \$43,903, or \$19.21 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information about two suggested comparables, including sales information. The first comparable sold for \$540,000, or \$246.91 per square foot of living area, land included in the sales price, on April 21, 2021. The second comparable sold for \$515,000, or \$235.48 per square foot of building area, land included in the sales price, on April 14, 2021.

Conclusion of Law

When market value is a basis of the appeal, the taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 on this basis is not warranted.

The appellant presented evidence that the subject property was sold on April 21, 2017, for a price of \$451,750. The appellant filled out Section IV - Recent Sale Data of the PTAB residential appeal form and disclosed that the parties to the transaction were not related, the property was sold by the builder, and the property had been advertised in an unidentified local paper for an undisclosed amount of time. The appellant also disclosed that the sale was not due to a foreclosure action. The appellant's evidence included the closing statement, real estate contract, and warranty deed from the transaction.

The board of review presented evidence of recent sales of two comparables with great similarity to the subject. Like the subject, both comparable properties contain two-story, single-family homes that have a full unfinished basement, central air conditioning, a two-car garage, two full bathrooms, a half bath, three bedrooms, and six rooms in total. The dwellings on these comparables are very similar to subject in living area size, and they are both located within a quarter mile of the subject. The first comparable sold for \$540,000, or \$246.91 per square foot of living area, land included in the sales price, on April 21, 2021. The second comparable sold for \$515,000, or \$235.48 per square foot of building area, land included in the sales price, on April 14, 2021. As stated above, the subject's assessment reflects a market value of \$481,460, land included, or \$210.61 per square foot of living area.

The Board's task in this case is to determine the correct assessment of the subject property. *See* 35 ILCS 200/16-180. Under Illinois law, real property must be valued at its fair cash value, meaning the price that would be paid for it at a fair, voluntary sale where the buyer and seller are both ready, willing, and able to buy and sell, but neither is compelled to do so. Bd of Educ of Meridian Community School Dist. No. 223 v. Ill. Property Tax Appeal Bd., 2011 IL App (2d)

100068, ¶ 36. A contemporaneous sale of the subject property between parties dealing at arms-length is practically conclusive on the issue of whether an assessment reflected the fair cash market value of the property. Gateway-Walden LLC v. Pappas, 2018 IL App (1st) 162714, ¶ 33.

In this case, however, the Board gives diminished weight to the April 21, 2017, sale of the subject for several reasons. First, that sale took place more than three years before the relevant valuation date of January 1, 2021 (see 35 ILCS 200/9-155). Second, the appellant failed to disclose the length of time the subject was advertised on the market or the local paper in which it was advertised. Third, the far more recent sales of two nearby properties that are very similar to the subject support the assessment and indicate that the amount that the subject sold for in April 2017 did not accurately reflect its fair market value as of January 1, 2021. Accordingly, the Board finds that the appellant failed to meet its burden of proving overvaluation by a preponderance of the evidence and a reduction on that basis 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: _____

April 15, 2025



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

Michael Jursik, by attorney:
Max E. Callahan
Siegel & Callahan, P.C.
180 N. Wacker Dr
Suite 400
Chicago, IL 60606

COUNTY

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