



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

APPELLANT: Waleska Rodriguez
DOCKET NO.: 22-20120.001-R-1
PARCEL NO.: 12-12-307-212-0000

The parties of record before the Property Tax Appeal Board are Waleska Rodriguez, the appellant(s); 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: \$4,500
IMPR.: \$15,372
TOTAL: \$19,872

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 2022 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 1,325 square foot parcel of land improved with a 60-year-old, two-story, masonry, attached, single-family dwelling containing approximately 1,104 square feet of building area. The property is located in Norridge, Norwood Park Township, Cook County and is classified as a class 2 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 four comparables. These properties are described as two-story, masonry, attached, single-family dwellings located on the subject's block. They are 60 years old and contain 1,100 square feet of building area. The properties sold from May 2021 to May 2023 for prices ranging from \$156.36 to \$182.27 per square foot of building area. The appellant listed the sale of the subject in August 2020 for \$231,000 or \$210.00 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$23,101 which reflects a market value of \$231,010 or \$209.25 per square foot of building area using the Cook County Real Property Classification Ordinance for Class 2 property of 10%.

In support of the assessment the board of review submitted four comparables with sales information on three. These properties are described as two-story, masonry or frame and masonry, attached, single-family dwellings with one located on the subject's block. They range in age from 58 to 61 years and in size from 1,116 to 1,296 square feet of building area. The three comparables sold from October 2020 to October 2021 for prices ranging from \$179.66 to \$247.49 per square foot of building area. The board of review's evidence also lists the sale of the subject in November 2020 for \$231,000.

In rebuttal, the appellant submitted a letter asserting that the board of review's comparables are not similar to the subject as they are located in different neighborhoods and towns as the subject.

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 best evidence of market value to be the appellant's comparables and the board of review's comparable #3. These properties sold from May 2021 to May 2023 for prices ranging from \$156.36 to \$182.27 per square foot of building area. The remaining were given less weight due to differences in location. The Board gives little weight to the sale of the subject in August 2020 as the comparables show that the market was trending downward from the subject's sale date to the lien date in question. The subject's assessment reflects a market value of \$209.25 per square foot of building area which is above the range of these comparables. Therefore, the Board finds the appellant has proven by a preponderance of the evidence that the subject was overvalued, and a reduction is 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: 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Waleska Rodriguez
7912 W. Lawrence ave
unit B
Norridge, IL 60706

COUNTY

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