



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

APPELLANT: Frank Savaiano
DOCKET NO.: 22-24807.001-R-1
PARCEL NO.: 08-13-100-013-0000

The parties of record before the Property Tax Appeal Board are Frank Savaiano, the appellant, by Katherine Amari O'Dell, attorney-at-law of Amari & Locallo 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 **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: \$9,295
IMPR.: \$38,705
TOTAL: \$48,000

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 is improved with a two-story dwelling of frame and masonry exterior construction containing 3,064 square feet of living area. The dwelling is approximately 63 years old. Features of the home include a partial basement with a recreation room, central air conditioning, one fireplace, 2½ bathrooms, and a 2-car garage. The property has a 9,295 square foot site located in Mount Prospect, Elk Grove Township, Cook County. The subject is classified as a class 2-06 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 an appraisal estimating the subject property had a market value of \$480,000 as of January 1, 2022. The appraisal was prepared by James A. Matthews, an Illinois Certified General Real Estate Appraiser. The purposed of the appraisal was to estimate the fair market

value of the subject property and the fee simple property rights were appraised. The appraiser determined the highest and best use of the property as improved is its present use. In estimating the market value of the subject property, the appraiser developed the cost approach to value and the sales comparison approach to value.

Using the cost approach to value the appraiser estimated the subject had a site value of \$150,000 based on sales in the area. The replacement cost new of the building improvements was developed using the Marshall and Swift's Cost Handbook and estimated to be \$470,400. Physical depreciation was calculated using the age/life technique and estimated to be \$188,160. After deducting depreciation, the depreciated value of the improvements was estimated to be \$282,240. The appraiser also estimated the "as-is" value of the site improvements to be \$50,000. Adding the land value, depreciated value of the improvements, and the "as-is" value of the site improvements resulted in an estimated value under the cost approach of \$482,240.

The appraiser used five comparable sales in estimating the market value under the sales comparison approach to value. The comparables were composed of two-story dwellings of various exterior constructions that range in size from 2,548 to 3,024 square feet of living area. The dwellings range in age from 56 to 95 years old. Each comparable has a full basement with four having finished area, central air conditioning, one fireplace, 2 to 3½ bathrooms, and a 1-car or a 2-car garage. The comparables have sites ranging in size from 7,850 to 11,911 square feet of land area. The comparables are located in Mount Prospect or Des Plaines from approximately .07 to 1.01 miles from the subject property. The sales occurred from April 2021 to January 2022 for prices ranging from \$460,000 to \$499,800 or from \$163.08 to \$190.35 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject property to arrive at adjusted prices ranging from \$449,740 to \$499,570. The appraiser estimated the subject had an indicated value under the sales comparison approach of \$480,000.

In reconciling the two approaches to value the appraiser gave greatest weight to the sales comparison approach and estimated the subject property had a market value of \$480,000 as of January 1, 2022.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,000. The subject's assessment reflects a market value of \$530,000 or \$172.98 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparables composed of class 2-06 properties improved with two-story dwellings of frame, masonry or frame and masonry exterior construction that range in size from 2,252 to 2,565 square feet of living area. The dwellings range in age from 63 to 74 years old. Each property has a partial or full basement with two having finished area, central air conditioning, 2 or 2½ bathrooms, and a 1.5-car or a 2-car garage. Three comparables have one fireplace. These properties have sites ranging in size from 7,850 to 8,450 square feet of land area. The comparables have the same assessment neighborhood code as the subject property. Comparables #1 and #4 sold in July 2019 and October 2019 for prices of \$550,000 and \$445,000 or for

\$214.42 and \$197.60 per square foot of living area, respectively. Comparables #2 and #3 had no sales data but did have assessment information.

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 appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser developed both the cost approach to value and the sales comparison approach to value in the appraisal, giving most weight to the sales comparison approach to value. The appraisal comparable sales are similar to the subject in style and have varying degrees of similarity to the subject in age and features. The comparable sales contained in the report sold proximate in time to the assessment date for prices ranging from \$460,000 to \$499,800 or from \$163.08 to \$190.35 per square foot of living area, including land. The appraiser adjusted the comparable sales for differences from the subject, which appear logical, arriving at adjusted prices ranging from \$449,740 to \$499,570. The appellant's appraiser estimated the subject had a market value of \$480,000 as of January 1, 2022. The subject's assessment reflects a market value of \$530,000, which is above the appraised value.

The Board gives less weight to the comparables submitted by the board of review. The Board finds board of review comparables #1 and #4 sold in 2019, not as proximate in time to the assessment date as the sales contained in the appellant's appraisal and contained no adjustments for differences from the subject property. The Board further finds board of review comparables #2 and #3 had no sales data but only assessment information, which is not responsive to the appellant's overvaluation argument.

Based on this evidence the Board finds a reduction in the subject's assessment 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

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: July 15, 2025

Clerk of the Property Tax Appeal Board

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

Frank Savaiano, by attorney:
Katherine Amari O'Dell
Amari & Locallo
734 North Wells Street
Chicago, IL 60654

COUNTY

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