



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

APPELLANT: Audrey Overton  
DOCKET NO.: 22-30961.001-R-1  
PARCEL NO.: 31-27-201-017-0000

The parties of record before the Property Tax Appeal Board are Audrey Overton, the appellant, by attorney Glenn Guttman, of Rieff Schramm Kanter & Guttman, 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:** \$11,483  
**IMPR.:** \$20,948  
**TOTAL:** \$32,431

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 three-story multi-family building of masonry exterior construction with 5,971 square feet of gross building area which is approximately 44 years old. Features include six apartment units, a basement finished as an apartment and central air conditioning. The property has a 32,809 square foot site and is located in Matteson, Rich 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 three comparable sales located in the same neighborhood code as the subject. The comparable parcels contain either 10,500 or 12,318 square feet of land area and are each improved with a three-story masonry apartment building. Each comparable is 43 years old and contains 6,231 square feet of gross building area. Each comparable has six

apartment units. The comparables sold in October and December 2020 for prices of either \$230,000 or \$233,333 or for \$38,333 or \$38,889 per apartment unit or for \$36.91 or \$37.45 per square foot of gross building area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$23,333 which would reflect a market value of \$233,330 or \$38,888 per apartment or \$39.08 per square foot of gross building area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$32,431. The subject's assessment reflects a market value of \$324,310 or \$54,052 per apartment unit or \$54.31 per square foot of gross building 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 three comparables, two of which reflect sales and will be discussed herein. Comparable #3 without any recent sale data is not responsive to this appeal and will not be further discussed herein. One of the two properties that sold is located in the same neighborhood code and same block as the subject. The comparable parcels contain either 11,385 or 17,600 square feet of land area and are each improved with a class 2-11 either a two-story or a three-story masonry apartment building. Each comparable is either 38 or 43 years old and contains either 5,863 or 6,429 square feet of gross building area. One building has a basement, which is finished as an apartment and one comparable has central air conditioning. The comparables sold in May and June 2021 for prices of either \$485,000 or \$495,000 or for \$76.99 or \$82.72 per square foot of gross building area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant contends that board of review sale #1 was completely remodeled prior to its May 2021 sale, thus demanding a higher sales price as compared to the subject that is asserted "still has its original finishes." The appellant argues sale #2 from the board of review is larger than the subject and thus these sales should be excluded from consideration.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of five comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable sales, each of which sold in 2020, dates more remote in time to the lien date at issue herein of January 1, 2022 and more remote in time than other sales in the record.

The Board finds the best evidence of market value to be the board of review comparable sales #1 and #2 which occurred more proximate to the lien date and present varying degrees of similarity to the subject in location, design, age, building size, foundation type and some features which necessitate adjustments to make the comparables more equivalent to the subject for these differences. These comparables sold in May and June 2021 for prices of either \$485,000 or \$495,000 or for \$76.99 or \$82.72 per square foot of gross building area, including land. The subject's assessment reflects a market value of \$324,310 or \$54.31 per square foot of gross building area, including land, which is significantly below the best comparable sales in this record both in terms of overall value and on a per square foot of gross building area basis. Therefore, based on this evidence and after considering appropriate adjustments to the best comparable sales for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not 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: \_\_\_\_\_

September 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

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