FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: CA Homes & Properties LLC
DOCKET NO.: 22-54604.001-R-1
PARCEL NO.: 25-29-108-078-0000

The parties of record before the Property Tax Appeal Board are CA Homes & Properties LLC, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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:	$1,875
IMPR.:	$4,625
TOTAL:	$6,500

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-story dwelling of masonry exterior construction with 1,008 square feet of living area. The dwelling is approximately 63 years old. Features of the home include a crawl space foundation, central air conditioning, and a 2.5-car garage. The property has a 3,750 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on August 8, 2019 for a price of $45,000. The appellant completed Section IV of the appeal petition disclosing the parties to the sale were not related, the property sold by owner and was advertised for sale for 3 months through the Multiple Listing Service, and the sale was not due to foreclosure or by contract for deed. In support of the sale, the appellant submitted copies of a Quit Claim Deed, a Loan and Extended Coverage Statement, and a settlement statement disclosing the lender was an individual rather than a financial institution, no realtors' commissions were paid, and the buyer received cash at closing. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $6,500. The subject's assessment reflects a market value of $65,000 or $64.48 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% 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 on the same block or 0.25 of a mile from the subject. The comparables have 3,750 or 4,375 square foot sites that are improved with 1-story, class 2-03 homes of masonry exterior construction ranging in size from 1,008 to 1,104 square feet of living area. The dwellings are 63 or 66 years old. Each home has a basement, three of which have finished area. One home has central air conditioning and three comparables have a 1-car or a 2-car garage. The comparables sold from July 2020 to December 2021 for prices ranging from $117,930 to $230,000 or from $116.99 to $208.71 per square foot of living area, including land.

The board of review noted the subject sold "as is" and was previously in foreclosure. Based on this evidence the board of review requested the subject's assessment be sustained.

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 appellant presented evidence of an August 2019 sale of the subject and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the subject's August 2019 sale due to the fact the sale did not occur proximate in time to the assessment date at issue and it is questionable whether this sale was an arm's length transaction given the financing was not obtained through a financial institution and the property did not sell using a realtor despite the appellant reporting it was advertised for sale through the Multiple Listing Service. The Board also gives less weight to the board of review's comparable #2, which also sold less proximate in time to the assessment date.

The Board finds the best evidence of market value in the record to be the board of review's comparables #1, #3, and #4, which sold more proximate in time to the assessment date and are similar to the subject in dwelling size, age, location, site size, and some features, although these comparables each have a basement unlike the subject and two comparables lack central air conditioning that is a feature of the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. The comparables sold for prices ranging from $117,930 to $230,000 or from $116.99 to $208.71 per square foot of living area, including land. The subject's assessment reflects a market value of $65,000 or $64.48 per square foot of living area, including land, which is well below the range established by the best comparable sales in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is reflective of market value and 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:

C E R T I F I C A T I O N

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: August 19, 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

CA Homes & Properties LLC, by attorney:
Brian P. Liston
Law Offices of Liston & Tsantilis, P.C.
200 S. Wacker Drive
Suite 820
Chicago, IL 60606

COUNTY

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