



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

APPELLANT: Jerry Furmanski
DOCKET NO.: 23-22263.001-R-1
PARCEL NO.: 27-24-208-029-0000

The parties of record before the Property Tax Appeal Board are Jerry Furmanski, 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 **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: \$4,500
IMPR.: \$18,500
TOTAL: \$23,000

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 2023 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 7,500 square foot parcel of land improved with a 53-year-old, one-story, frame and masonry, single-family dwelling containing 1,120 square feet of building area. Amenities of the home include air conditioning and a two-car garage. The property is located in Tinley Park, Orland 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 data on four sales comparables. These comparables are described as one-story, frame and masonry, single-family dwellings located within a one and one-half miles of the subject with three located within one block of the subject. Amenities of these homes include air conditioning for three properties, two car garages, and a fireplace for one property. They range in age from 52 to 55 years and contain from 1,120 to 1,218 square feet of building area. Two properties are still listed for sale on the market. Comparables #2 and #3 sold in September and

August 2022 for \$169.95 and \$242.41 per square foot of building area, respectively. The appellant also submitted a letter asserting that the subject needs renovations/upgrades/replacements for the interior of the home and that only the exterior has been upgraded to maintain the property. The appellant included the plat of survey and photographs of the subject.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$23,000 which reflects a market value of \$230,000 or \$205.36 per square foot of building area using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of the current assessment, the board of review submitted data on four sales comparables. These comparables are described as one-story, frame or frame and masonry, single-family dwellings located within a quarter mile of the subject with two located on the subject's block. Amenities of the homes include a partial or full basement, air conditioning, and a two or two and one-half car garage. One property has a fireplace. They range in age from 52 to 54 years and contain from 1,120 to 1,218 square feet of building area. They sold from September 2020 to February 2022 for prices ranging from \$229.06 to \$294.64 per square foot of building area.

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 #2 and #3 and the board of review's comparables. The appellant's comparables #1 and #4 were given less weight because they were still listed for sale and a final sale price for comparability was not present. These best comparables sold from September 2020 to February 2022 for prices ranging from \$169.95 to \$294.64 per square foot of building area. In comparison, the subject's assessment reflects a market value of \$205.36 per square foot of building area which is within the range of these comparables. Therefore, the Board finds the appellant has not proven by a preponderance of the evidence that the subject was overvalued, and a reduction 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: _____

February 18, 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

Jerry Furmanski
7438 162nd Place
Tinley Park, IL 60477

COUNTY

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