



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

APPELLANT: Bedford Auto Group, LLC  
DOCKET NO.: 23-53910.001-R-1  
PARCEL NO.: 18-13-308-001-0000

The parties of record before the Property Tax Appeal Board are Bedford Auto Group, LLC, the appellant(s), by attorney William I. Sandrick, of Sandrick Law Firm, LLC in Homewood; 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:** \$2,577  
**IMPR.:** \$39,923  
**TOTAL:** \$42,500

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 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 two-story, 13-year-old, mixed-use dwelling of masonry construction with 10,239 square feet of building area. The property has a 3,555 square foot site and is located in Summit, Lyons Township, Cook County. The property is a class 2-12 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 \$425,000 as of January 1, 2023. The appraiser inspected the property and utilized both the Income Capitalization Approach and Sales Comparison Approach in determining market value. Using the income approach, the appraiser analyzed the rental/lease income and operating expenses for three mixed-use properties. Then, the appraiser determined and applied an appropriate capitalization rate to the projected net cash flow of the subject property. Using the sales

approach, the appraiser analyzed information on the sales of four recent mixed-use properties. The appraiser reconciled the two approaches to value in arriving at its final estimation of fair market value for the subject property. The appellant also submitted a copy of the board of review's written decision indicating its valuation assessment for the subject property of \$63,777. Based on the evidence submitted, the appellant requests the subject property's total assessment be reduced to \$42,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,777. The subject's assessment reflects a market value of \$637,770, or \$93.40 per square foot of building area, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted four comparable sales properties. Each of the comparable sales properties were each improved with either a one-story, a one-and-one-half-story, or a two-story, mixed-use dwelling of either masonry or frame and masonry construction that ranged from 1,828 to 6,060 square feet of building area. They sold between June of 2021 and June of 2023 for prices ranging from \$107.28 to \$399.60 per square foot of building area, including land.

### **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 appraisal indicates the subject property had a market value of \$425,000 as of January 1, 2023. The appraiser inspected the property and utilized both the Income Approach and Sales Comparison Approach in determining market value. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$425,000 on the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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 16, 2026



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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