



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

APPELLANT: Stanley Urbaniak  
DOCKET NO.: 09-25608.001-C-1 through 09-25608.005-C-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Stanley Urbaniak, the appellant(s), by attorney Morton A. Gordon, of Gordon & Pikarski in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-25608.001-C-1	13-16-301-013-0000	14,765	289	\$ 15,054
09-25608.002-C-1	13-16-301-014-0000	14,765	289	\$ 15,054
09-25608.003-C-1	13-16-301-015-0000	14,765	28,662	\$ 43,427
09-25608.004-C-1	13-16-301-016-0000	14,765	28,662	\$ 43,427
09-25608.005-C-1	13-16-128-033-0000	34,453	3,832	\$ 38,285

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 2009 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject consists of a one-story building of masonry construction with 5,380 square feet of building area. The building is 82 years old. The property has a 12,500 square foot site, and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 5-30 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 \$455,000 as of January 1, 2009.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$155,247. The subject's assessment reflects a market value of \$620,988, or \$115.43 per square foot of building area, including land, when applying the 2009 statutory level of assessment for commercial property under the Cook County Real Property Assessment Classification Ordinance of 25.00%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales from the CoStar Comps Service.

#### **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 Board does not find the appraisal submitted by the appellant persuasive. The appraiser used three sales in the sales comparison approach. Sale #2 sold in 2004. While the appraiser made an adjustment for time to this sale, the Board finds that this sale is too distant in time to be used in estimating the subject's fair market value as of January 1, 2009. For this reason, the appellant's appraisal was given no weight in the Board's analysis.

In looking at the raw sales data included within the appraisal's sales comparison approach, the Board finds that only sales #1 and #3 can be used as comparables to the subject. Board of review comparables #1, #2, and #4 were given no weight because they occurred too distant in time from the lien date of January

1, 2009. Board of review comparable #3 was given no weight because it is a newly constructed building, while the subject is 82 years old. Two comparable sales are not enough to adequately determine the subject's market value. See 86 Ill.Admin.Code §1910.65(c)(4). For these reasons, the Board finds that the subject is not overvalued, and a reduction is not warranted.

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.



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: January 23, 2015



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 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 the subsequent year 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.

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.