



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

APPELLANT: Bill Adrianos
DOCKET NO.: 09-32601.001-R-1 through 09-32601.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Bill Adrianos, 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, 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
09-32601.001-R-1	16-12-423-003-0000	3,543	0	\$3,543
09-32601.002-R-1	16-12-423-004-0000	3,543	0	\$3,543

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 finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of 2 vacant parcels that have a total of 4,724 square feet of land area¹. The property is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 1-00 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 six comparable sales that occurred from 2006 to 2010.

In addition, the appellant's appeal form revealed the subject was purchased in August 2007 for \$195,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$7,086. The subject's assessment reflects a market value of \$70,860 or \$15.00 per square foot of land area, when using 4,724 square feet and when applying the Cook County level of assessment for class 1 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that occurred from 2005 to 2010.

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 finds the best evidence of market value to be the appellant's comparable sales #1, #2, #4, #5, #6, as well as the board of review's comparable sales #2 and #3. The Board gave less weight to the parties' remaining comparables due to their sale dates not occurring as proximate in time to the January 1,

¹ The appellant reports the subject as having a total of 2,362 square feet of land area, but submitted no support. The board of review reports the subject as having a total of 5,905 square feet of land area, however, the subject's property record cards submitted by the board of review indicate that the subject's parcels total 4,724 square feet of land area.

2009 assessment date at issue. The best comparables sold for prices ranging from \$19,000 to \$207,500 or from \$8.97 to \$78.30 per square foot of land area. The subject's assessment reflects a market value of \$70,860 or \$15.00 per square foot of land area, which is within the range established by the best comparable sales in this record. The Board further finds that the subject's 2007 sale for \$195,000 lends support to the subject's 2009 assessment. Based on this evidence 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.

Chairman

K. L. Fan

Mario Alvarez

Member

Member

JR

Jerry White

Member

Acting Member

Robert Steffen

Acting 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: November 20, 2015

A. Proctor

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.