



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

APPELLANT: Sandy & James Vivian
DOCKET NO.: 10-25358.001-R-1 through 10-25358.014-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Sandy & James Vivian, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
10-25358.001-R-1	18-34-101-026-1005	1,474	7,175	\$8,649
10-25358.002-R-1	18-34-101-026-1007	1,474	7,175	\$8,649
10-25358.003-R-1	18-34-101-026-1008	1,474	7,175	\$8,649
10-25358.004-R-1	18-34-101-026-1010	1,474	7,175	\$8,649
10-25358.005-R-1	18-34-101-026-1011	1,474	7,175	\$8,649
10-25358.006-R-1	18-34-101-026-1013	1,474	7,175	\$8,649
10-25358.007-R-1	18-34-101-026-1014	1,474	7,175	\$8,649
10-25358.008-R-1	18-34-101-026-1015	1,474	7,175	\$8,649
10-25358.009-R-1	18-34-101-026-1025	1,474	7,175	\$8,649
10-25358.010-R-1	18-34-101-026-1027	1,474	7,175	\$8,649
10-25358.011-R-1	18-34-101-026-1029	1,474	7,175	\$8,649
10-25358.012-R-1	18-34-101-026-1031	1,474	7,175	\$8,649
10-25358.013-R-1	18-34-101-026-1033	1,474	7,175	\$8,649
10-25358.014-R-1	18-34-101-026-1035	1,474	7,175	\$8,649

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 2010 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 120 residential condominium units of which 14 are the subject to this appeal. The property is located in Lyons Township, Cook County. The subject 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 information on four suggested comparable sales and three active listings.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$242,172. The subject's assessment reflects a market value of \$2,421,720 or \$86,490 per unit when applying the 2010 level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted an analysis estimating the market value of the subject based on the sale of two other units within the building. The board of review deducted 2% for personal property and based on the comparable unit's percentage of ownership found the full value of the entire building. Multiplying the subject's percentage of ownership by the full value of the building, the board of review found the market value of the subject.

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 appellant's comparable sales #2 and #3, and the board of review's comparable sales #1 and #2. These comparables sold for prices ranging from \$45,200 to \$117,000 per unit. The Board gives no weight to the board of review's analysis deducting personal property as the board of review failed to submit any evidence to show the sale includes personal property. The subject units' assessment reflects a market value of \$86,490 each, which is equal to the the best comparable sales in this record. 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



Member



Member



Member



Acting 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: December 23, 2016



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.