



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

APPELLANT: Jirair Kirkorian
DOCKET NO.: 11-20471.001-R-1
PARCEL NO.: 05-33-426-039-0000

The parties of record before the Property Tax Appeal Board are Jirair Kirkorian, the appellant, by attorney Dennis W. Hetler of Dennis W. Hetler & Associates PC 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:

LAND: \$7,501
IMPR.: \$53,354
TOTAL: \$60,855

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 2011 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 multi-family dwelling with 3,501 square feet of living area¹ of masonry construction. The dwelling is 49 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a two-car garage. The property has a 6,384 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-11 apartment building 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 \$381,000 as of January 1, 2010.

In addition, the appellant submitted U.S. Income Tax Return, Schedule E's for tax years 2008 thru 2010.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$60,855. The subject's assessment reflects a market value of \$608,550 or \$173.82 per square foot of living area, including land, when applying the Cook County level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables and three sale properties.

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.

¹ The parties differ as to the size of the subject dwelling. The board of review reports the dwelling as having 3,576 square feet of living area, but offered no support. The appellant's appraiser reports the dwelling as having 3,501 square feet of living area and included a sketch in his appraisal as support.

The Board finds the best evidence of market value to be board of review sales #1 and #2. These were the most similar comparables to the subject in location, age, features and also sold more proximate to the assessment date of January 1, 2011. The Board gave less weight to the appellant's appraisal and the remaining board of review sales due to their sales occurring less proximate in time to the assessment date at issue. The best comparables in the record sold in May and June of 2011 for \$716,000 and \$710,000 or \$152.60 and \$243.57 per square foot of living area including land, respectively. The subject's assessment reflects a market value of \$608,550 or \$173.82 per square foot of living area, including land, which is below the total market value of the best comparables and within the market values on a per square foot basis. 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



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



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.