



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

APPELLANT: Alex Blathras
DOCKET NO.: 11-20784.001-R-1
PARCEL NO.: 14-28-114-006-0000

The parties of record before the Property Tax Appeal Board are Alex Blathras, 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:

LAND: \$24,847
IMPR: \$80,657
TOTAL: \$105,504

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 three-story, multi-family dwelling of masonry construction. The dwelling is approximately 111 years old and has 5,609 square feet of living area. Features of the building include five apartment units, a full basement finished with an apartment and a two-car garage. The property has a 4,284 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a

class 2-11 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 four comparable sales with limited descriptive information. These comparables sold from April 2008 to June 2011 for prices that ranged from \$360,000 to \$810,000 or from \$53.03 to \$140.65 per square foot of living area, including land.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$105,504. The subject's assessment reflects a market value of \$1,055,040 or \$188.10 per square foot of living area, including land, using the 10% ordinance level of assessment for Class 2 residential property in Cook County.

With its "Notes on Appeal," the board of review submitted information on four comparable sales. These comparables sold from June 2009 to June 2010 for prices that ranged from \$805,000 to \$1,600,000 or from \$231.06 to \$550.96 per square foot of living area, including land. On the basis of this evidence, the board of review requested confirmation of the subject's assessment.

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.

Both parties presented information on a total of eight comparable sales. The appellant submitted four comparable sales with limited descriptive information. The appellant did not provide the comparables' assigned neighborhood code; however, based on the map submitted by the appellant, the comparables are not located near the subject. In addition, the appellant did not provide any information regarding the comparables' foundations. As a result, the Board gave the appellant's comparable sales little weight. The Board finds the best

evidence of market value to be the comparable sales submitted by the board of review. The board of review submitted a grid analysis listing the comparables' neighborhood code, story height, exterior construction, age, living area, and features. The board of review's comparable sales had the same assigned neighborhood code as the subject, and they also had full basements like the subject. These comparables sold for \$231.06 to \$550.96 per square foot of living area, including land. The subject's assessment reflects a market value of \$188.10 per square foot of living area, including land, which is below the range established by 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



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: April 24, 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.