



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

APPELLANT: Dennis Kolios
DOCKET NO.: 11-29551.001-R-1
PARCEL NO.: 27-14-110-048-0000

The parties of record before the Property Tax Appeal Board are Dennis Kolios, the appellant, by attorney Ellen G. Berkshire, of Verros, Lafakis & Berkshire, 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: \$5,357
IMPR: \$46,945
TOTAL: \$52,302**

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 34 years old and has 6,207 square feet of living area. Features include six apartment units and a partial unfinished basement. The property has an 11,905 square foot site and is located in Orland Park, Orland 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 information on four comparable sales that sold from February 2008 to February 2011 for prices that ranged from \$250,000 to \$350,000 or from \$40.06 to \$83.42 per square foot of building area, including land. The appellant partially completed Section V - Comparable

Sales Grid Analysis of the residential appeal form and also submitted sales data sheets. The appellant provided the assigned neighborhood and classification codes, proximity to the subject; land area, story height, exterior construction, age, living area and the number of apartment units but did not provide any information on the comparables' foundations and other features.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$52,302. The subject's assessment reflects a market value of \$523,020 or \$84.26 per square foot of living area, including land, when applying the 10% level of assessment for class 2 residential properties under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on four comparables to demonstrate the subject was equitably assessed.

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 of review submitted four equity comparables; however, the Board gives no weight to the board of review's equity evidence as it is not responsive to the appellant's overvaluation argument.

The appellant indicated this appeal was based on comparable sales and submitted four sales in support of this argument. Nevertheless, the Board finds the evidence the appellant provided demonstrated these sales were not truly comparable to the subject property. The Board finds that comparable #1 was a dated sale that sold in February 2008, which was nearly three years prior to the January 1, 2011 assessment date. The information presented on the grid analysis also revealed that comparables #2-4 were located in Chicago Ridge, Matteson and Blue Island, not Orland Park like the subject. Comparables #2-4 were described as being located from 8.7 to 14.4 miles from the subject. Additionally, the appellant failed to disclose if the comparables had foundations similar to the subject. The appellant's comparables sold for prices ranging from \$40.06 to \$83.42 per square foot of building area, including land. The subject's assessment reflects a market value of \$84.26 per square foot of building area, which is slightly above the range but appears justified when considering the subject was described as having a partial basement. Based on the evidence in the record, the Board finds a reduction in the subject's assessment 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



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: March 18, 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.