



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

APPELLANT: ABTA, Inc.
DOCKET NO.: 13-28420.001-R-1
PARCEL NO.: 16-10-413-015-0000

The parties of record before the Property Tax Appeal Board are ABTA, Inc., the appellant(s), 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 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:

LAND: \$ 4,199
IMPR.: \$20,848
TOTAL: \$25,047

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 2013 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 two improvements. Improvement #1 is a two-story, multi-family dwelling of frame construction with 3,054 square feet of living area. The dwelling is 120 years old. Improvement #2 is a single-family dwelling with 600 square feet of living area. The property has a 4,199 square foot site and is located in West Chicago Township, Cook County. Both improvements are classified as Class 2 property under the Cook County Real Property Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on eight sale comparables for Improvement #1. The appellant failed to submit any comparables for Improvement #2 and omitted Improvement #2's square footage from all grid calculations.

The Cook County Board of Review submitted its "Board of Review-Notes on Appeal," wherein the subject's total improvement assessment of \$25,047 was disclosed. The subject's assessment reflects a market value of \$250,470, or \$68.55 per square foot, including land, when applying the assessment level of 10% as established by the Cook County Real Property Classification Ordinance. The board of review submitted descriptive, sale and assessment information for seven properties suggested as comparable to the subject, submitting separate grid sheets for Improvement #1 and Improvement #2.

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 through #8, as well as the board of review's comparable sales #1 through #3. These comparables sold for prices ranging from \$14.20 to \$81.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$68.55 per square foot of living area including land, which is within the range established by the best comparable sales in this record. Based on this evidence, and after making adjustments for differences between the subject and comparables, the Board finds a reduction in the subject's assessment is not justified.

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.