



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

APPELLANT: Leokadia Pavlovic
DOCKET NO.: 13-34884.001-R-1
PARCEL NO.: 13-28-127-019-0000

The parties of record before the Property Tax Appeal Board are Leokadia Pavlovic, the appellant(s); 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: \$ 3,780
IMPR.: \$25,319
TOTAL: \$29,099

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 a two-story apartment building of masonry construction with 2,620 square feet of living area. The dwelling is 80 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 3,780 square foot site and is located in Jefferson 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 three comparable sales and one pending sale of which comparable #2 is the only comparable located in the same neighborhood code as the subject property. These sales occurred from June 2012 to October 2013 and sold for prices ranging from \$59.35 to \$68.75 per square foot of living area. The appellant also submitted a copy of a PTAX-343-A, five photographs of a damaged property of which four of the photos are labeled with the subject's address, a piece of paper with a copy of a business card of a real estate associate broker

with a typed appraised value of \$250,000 for the subject property, an unsigned construction agreement from Oak Terrace Builders. Inc dated July 17, 2015, Multiple Listing Service printouts for the comparable sales, and a proposal from Bell Roofing & Siding signed by the contractor only dated December 28, 2013.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$29,099. The subject's assessment reflects a market value of \$290,990 or \$111.06 per square foot of living area, including land, when applying the level of assessment for class 2 properties of 10.00% as determined by the Cook County classification ordinance. In support of its contention of the correct assessment the board of review submitted information on four equity comparables with sale information on all of the comparables. These sales occurred from March 2012 to December 2013 and sold for prices ranging from \$118.56 to \$129.92 per square foot of living area. Comparables #3 and #4 are located in the same neighborhood code as the subject property.

At hearing, the appellant argued that the board of review's comparables should be given no weight because they were dissimilar to the subject as to various key property characteristics. The appellant reaffirmed the request for an assessment reduction.

Additionally, at hearing the hearing officer agreed to leave the record open on this appeal for nine days in order to allow the appellant additional time to submit size information for her suggested comparable properties. The appellant did supply the information within the allotted time frame and the board of review representative responded with no objection to the supplemental information submitted.

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 sale #2 and the board of review's comparables #3 and #4. These comparables are all located in the same neighborhood code as the subject and sold for prices ranging from \$68.42 to \$129.92 per square foot of living area, including land. The subject's assessment reflects a market value of \$111.06 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 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. Pursuant to Section 1910.50(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Acting Member

Member



Member



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: November 21, 2017



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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APPELLANT

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