



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

APPELLANT: Yakov Grinshpun
DOCKET NO.: 14-35138.001-I-1
PARCEL NO.: 10-23-333-042-0000

The parties of record before the Property Tax Appeal Board are Yakov Grinshpun, the appellant, by attorney Thomas J. Thorson, of Raila & Associates, 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 ***a reduction*** 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: \$26,506
IMPR.: \$91,494
TOTAL: \$118,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 one-story industrial building of masonry construction with approximately 8,004 square feet of building area. The dwelling is approximately 61 years old and is constructed on a concrete slab foundation. The property has a 16,975-square foot site and is located in Skokie, Niles Township, Cook County. The property is a class 5-93 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 an appraisal prepared by Eric R. Sladcik, an Illinois Certified General Real Estate Appraiser estimating the subject property had a market value of \$400,000 as of January 1, 2013.

The appraiser developed the sales comparison approach to value utilizing six comparable sales, five of which were located in Skokie and one was located in Lincolnwood. These properties were improved with what is described as industrial buildings of masonry construction that ranged in size from 4,294 to 14,055 square feet of building area and ranged in age from 32 to 54 years old. The comparables had land-to-building ratios ranging from 1.50:1 to 2.77:1. The comparables sold from December 2010 to July 2013 for prices ranging from \$243,000 to \$752,000 or from \$35.81 to \$56.82 per square foot of building area, including land. The appraiser then made adjustments to the comparables for such items as building size, location, age/condition, and land-to-building ratio. The appraiser estimated the subject property had an adjusted value under the sales comparison approach of \$50.00 per square foot of building area, including land, or a final value of \$400,000, rounded.

The appellant disclosed on the Industrial Appeal form that the subject's current assessment is \$134,177 which reflects a market value of \$536,708 or \$67.05 when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 5-93 property of 25%. The appellant also submitted a copy of the Final Administrative Decision of the Illinois Property Tax Appeal Board in Docket No. 13-29976.001-I-1 in which the subject's total assessment was determined to be \$118,000 in accordance with the agreement of the parties.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$118,000.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

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 evidence in the record supports a reduction in the subject's assessment.

The Board finds the only evidence of market value to be the appraisal report submitted by the appellant estimating that the subject had a market value of \$400,000 or \$50.00 per square foot of building area, including land, as of January 1, 2013. The subject's assessment reflects a market value of \$536,708 or \$67.05 per square foot of building area, land included, which is above the appraised value.

The board of review did not submit any evidence in support of its assessment of the subject property as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to §1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). The Board has examined the evidence submitted by the appellant and finds that a reduction in the assessed valuation of the subject property commensurate with the appellant's request is 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) 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



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: July 21, 2020



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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