



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

APPELLANT: Maria Jekner
DOCKET NO.: 15-26337.001-R-1 through 15-26337.012-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Maria Jekner, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
15-26337.001-R-1	02-01-200-073-1439	820	3,387	\$4,207
15-26337.002-R-1	02-01-200-073-1350	1,004	4,147	\$5,151
15-26337.003-R-1	02-01-200-073-1351	1,004	4,147	\$5,151
15-26337.004-R-1	02-01-200-073-1352	1,004	4,147	\$5,151
15-26337.005-R-1	02-01-200-073-1353	1,004	4,147	\$5,151
15-26337.006-R-1	02-01-200-073-1354	1,004	4,147	\$5,151
15-26337.007-R-1	02-01-200-073-1361	820	3,387	\$4,207
15-26337.008-R-1	02-01-200-073-1362	1,004	4,147	\$5,151
15-26337.009-R-1	02-01-200-073-1363	1,004	4,147	\$5,151
15-26337.010-R-1	02-01-200-073-1364	1,004	4,147	\$5,151
15-26337.011-R-1	02-01-200-073-1365	1,004	4,147	\$5,151
15-26337.012-R-1	02-01-200-073-1366	1,004	4,147	\$5,151

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 2015 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 12 condominium units within a 30-year old, multi-story, masonry, 375-unit condominium building. The property is located in Palatine Township, Cook

County and is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of the overvaluation argument, the appellant submitted a brief arguing that sales of condominium units within the subject's building complex are assessed a decreased level. The appellant included the multiple listing database printouts for 43 properties along with a grid listing the parcel number of every unit in the building, its address, its unit number, its assessed value, and, for those that have sold, the sale price, year old, DAV for sales, and % decrease. The comparables sold from February 2011 to April 2014 for prices ranging from \$23,000 to \$56,200.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$59,924 with individual assessments ranging of \$4,207 or \$5,151. The subject's individual assessments reflect market values of \$42,070 or \$51,510 when using the level of assessment for class 2 property of 10% 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 11 sales of units within the subject's building. These units sold from February 2013 to March 2015 for prices ranging from \$35,500 to \$400,000.

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).

In reviewing the appellant's grid, the Board finds the appellant has failed to clarify where the data was arrived from for the decreased assessed value and the % decrease and how the appellant arrived at an argument for a reduction. If this evidence is an attempt by the appellant at a sales ratio study, the Board finds this sales study insufficient and gives it little weight.

The Board finds the appellant did not choose random properties within the county to analyze sales information, but instead chose properties located in the subject's building complex. The Court has stated that when comparable properties are handpicked and not random, the study cannot be viewed as representative of the county's assessments as a whole. Peacock v. Illinois Property Tax Appeal Board, 339 Ill.App.3d 1060, 1069, 792 N.E.2d 367, 374 (4th Dist. 2003). Moreover, the Board finds this study was conducted by the appellant's attorney, who cannot act in the capacity of both an advocate and a witness. 86 Ill.Admin.Code §1910.70(f).

The Board also finds the best evidence of market value to be the appellant's comparables #1, #5, #19, #20, #21 #33 and #34 and the board of review's comparable #9. These units sold from January 2014 to March 2015 for prices ranging from \$37,620 to \$56,200. The subject's individual unit assessments reflect market values of \$42,070 and \$51,510 which are within the

range of the comparables. Therefore, the Board finds that the appellant failed to show by a preponderance of the evidence that the subject was overvalued and a reduction 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



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: March 20, 2018



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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