



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

APPELLANT: John Brillakis
DOCKET NO.: 15-35842.001-R-1
PARCEL NO.: 13-26-426-032-0000

The parties of record before the Property Tax Appeal Board are John Brillakis, the appellant, by attorney Peter D. Verros, of Verros, Lafakis & Berkshire, 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: \$14,210
IMPR.: \$63,565
TOTAL: \$77,775

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 three mixed-use buildings. Building #1 is a two-story building of masonry construction containing 7,410 square feet of building area. The building is 114 years old and has a partial unfinished basement. Building #2 is a two-story building of masonry construction containing 2,464 square feet of building area. The building is 114 years old and has a partial unfinished basement. Building #3 is a two-story building of masonry construction containing 2,464 square feet of building area. The building is 104 years old and has a partial unfinished basement. The property has a 10,150 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-12 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 three grid analyses each containing information on four comparable sales.

The board of review submitted its "Board of Review Notes on Appeal".¹ The subject has a total assessment of \$110,671. The subject's assessment reflects a market value of \$1,106,710 or \$89.70 per square foot of building area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. Based on this total estimated market value, building #1 has a market value of \$664,670 or \$89.70 per square foot of building area, including land and buildings #2 and #3 have market values of \$221,010 or \$89.70 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted two grid analyses. The first grid for building #1 contained two equity comparables and the second grid, which was in support of the assessments for the remaining two buildings, contained four equity comparables.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value to be the grid analyses submitted by the appellant. The comparable sales in the grid for building #1 had sale prices ranging from \$42.37 to \$80.00 per square foot of building area, including land. The subject's assessment for building #1 reflects a market value of \$89.70 per square foot of building area, including land, which is above the range established by the only comparable sales in this record for this building. The comparable sales in the grid for buildings #2 and #3 had sale prices ranging from \$58.82 to \$79.34 per square foot of building area, including land. The subject's assessment for buildings #2 and #3 reflect a market value of \$89.70 per square foot of building area, including land, which is above the range established by the only comparable sales in this record for these buildings. The Board gave less weight to the board of review's equity evidence, as this evidence is not responsive to the overvaluation argument brought by the appellant. Based on the evidence in this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is justified.

¹ The "Board of Review Notes on Appeal" had the correct appellant's name and docket number, however, the property identification number and assessment figures on page 1 of the appeal were incorrect.

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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