



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

APPELLANT: James Tsiolis
DOCKET NO.: 15-38785.001-C-1
PARCEL NO.: 06-25-301-029-0000

The parties of record before the Property Tax Appeal Board are James Tsiolis, the appellant, 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 **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: \$65,450
IMPR.: \$47,050
TOTAL: \$112,500

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 is improved with a one-story commercial strip center with 8,150 square feet of building area with four tenant spaces. The building was constructed in 1974. Features of the building include a poured reinforced concrete with spread footings foundation, a masonry and aluminum siding exterior, glass in aluminum sash windows, a ceiling height of ten to twelve feet, suspended acoustic ceilings, painted drywall walls, ceramic and vinyl tile flooring, one or two washrooms in each tenant space and roof mounted HVAC systems. The property has a 30,800 square foot site with 18,000 square feet of asphalt paved parking in Chicago, Hanover Township, Cook County. The property is classified as a class 5-17 one-story commercial building 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 estimating the subject property had a market value of \$450,000

as of January 1, 2015. The appraisal was prepared by Shawn Schneider, a certified general real estate appraiser. The purpose of the appraisal was to estimate the market value of the fee simple interest of the subject property. The appraiser determined the highest and best use of the site as vacant was for retail and/or office use. The highest and best use of the subject as improved was determined to be for a retail type facility as currently constructed.

In estimating the market value of the subject property, the appraiser developed the income approach to value to arrive at a value estimate of \$445,000. The appraisal also developed the sales comparison approach to value to arrive at a value estimate of \$55.00 per square foot of building area, including land, for a total value of \$450,000, rounded. In reconciling the two approaches to value the appraiser gave equal weight to each approach and arrived at a conclusion of value of \$450,000 as of January 1, 2015.

The appellant also submitted a copy of the final decision of the board of review disclosing a total assessment of \$129,469, which reflects a market value of \$517,876 when using the Cook County Real Property Assessment Classification Ordinance level of assessments for class 5-17 property of 25%. The appellant requested the subject's assessment be reduced to reflect the appraised value.

The board of review did not submit its "Board of Review Notes on Appeal" and evidence in support of its opinion of the correct assessment.

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 in this record to be the appraisal submitted by the appellant. The appellant's appraiser estimated the subject property had a market value of \$450,000 as of the assessment date at issue. The subject's assessment reflects a market value of \$517,876, which is above the appraised value presented by the appellant. The board of review did not submit its "Board of Review Notes on Appeal" and evidence in support of its assessment of the subject property or to refute the appellant's argument 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 section 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 information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

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: December 18, 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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