



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

APPELLANT: Salvador Berumen
DOCKET NO.: 15-38791.001-C-1
PARCEL NO.: 13-34-126-029-0000

The parties of record before the Property Tax Appeal Board are Salvador Berumen, 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 **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: \$4,752
IMPR.: \$25,567
TOTAL: \$30,319

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 two-story commercial/residential building of masonry construction. The building contains 2,632 square feet of building area and is 88 years old. The subject is situated on a 3,656 square foot site 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 the market value of the subject property is not accurately reflected in its assessed valuation.¹ In support of this overvaluation argument the appellant submitted information on four comparable sales having the same neighborhood code as the subject. The comparables are described as class 2-12 two or three-story mixed-use buildings. They range in age from 107 to 134 years old and range in size from 1,848 to 3,168 square feet of building area.

¹ The appellant marked "appraisal" on the appeal form but submitted comparable sales for the Board's analysis.

The properties sold between January 2014 and December 2015 for prices ranging from \$72,000 to \$120,000 or from \$25.31 to \$45.77 per square foot of building area, land included. The appellant submitted a copy of the 2015 board of review decision which disclosed that the subject property had a total assessment in 2015 of \$30,319. Based on this evidence the appellant asked that the subject's total assessment to be lowered to \$9,692.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,319. The subject's assessment reflects a market value of \$303,190 or \$115.19 per square foot of building area, land included, at the 10% level of assessment for class 2 properties. In support of its contention of the correct assessment, the board of review submitted information on four comparable properties, three of which had recently sold. They are described as class 2-12, two or three-story frame or masonry mixed-use buildings. They range in age from 99 to 119 years old and range in size from 2,054 to 4,623 square feet of building area. Three of the comparables sold from April 2014 through November 2015 for prices ranging from \$315,000 to \$675,000 or from \$138.30 to \$153.36 per square foot of building area including land. Based on this evidence, the board of review requested confirmation of the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gave less weight to appellant's comparables #1 and #2 and board of review comparables #2, #3 and #4 based on their dissimilar dwelling sizes, ages, neighborhood codes and/or three-story style as compared to the subject. The Board finds the best comparables in the record are appellant's comparables #3 and #4 and board of review comparable #1 which are most similar to the subject in style, age, location and dwelling size. The three comparables sold from May to December 2015 for prices ranging from \$110,250 to \$431,500 or from \$37.26 to \$138.30 per square foot of building area including land.

The subject's assessment reflects a market value of \$303,190 or \$115.19 per square foot of building area, land included, which is within the ranged established by the most similar comparables in the record. The Board finds a reduction in the subject's assessment based on overvaluation 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(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: March 19, 2019



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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