



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

APPELLANT: Olympia Haidos
DOCKET NO.: 15-39981.001-R-1
PARCEL NO.: 13-33-205-035-0000

The parties of record before the Property Tax Appeal Board are Olympia Haidos, the appellant, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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: \$4,191
IMPR.: \$21,795
TOTAL: \$25,986

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 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 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 a two-story multi-family dwelling of masonry construction with 2,304 square feet of living area. The dwelling is 91 years old. Features include a full unfinished basement and a one-car detached garage. The property has a 3,810 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 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 information on seven comparable sales, four of which are located within the subject's neighborhood code. The comparables were located from .19 to 1.06 of a mile from the subject property. The comparables were two-story multi-family dwellings that ranged in size from 2,146 to 2,405 square feet of living area. The comparables were built from 1913 to 1925. Features had varying degrees of similarity to the subject. The comparables had sales dates

ranging from June 2014 to November 2015 for prices ranging from \$70,350 to \$190,000 or from \$32.78 to \$79.00 per square foot of living area, land included.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$25,986. The subject's assessment reflects a market value of \$259,860 or \$112.79 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on three comparable properties located within the subject's neighborhood code, subdivision area and/or a quarter of a mile from the subject property. The comparables were 1.5-story or two-story multi-family dwellings that ranged in size from 2,000 to 2,145 square feet of living area. The comparables were 92 or 104 years old. Features had varying degrees of similarity to the subject. The comparables had sale dates of May 2015 or September 2015 for prices ranging from \$259,900 to \$305,000 or from \$122.14 to \$152.50 per square foot of living area, land included.

The appellant submitted a rebuttal critiquing the board of review's submission.

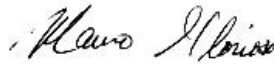
Conclusion of Law

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 finds the best evidence of market value to be the appellant's comparable sales #1, #2, #6 and #7 as well as the board of review's comparable #3. These comparables were most similar to the subject in location, design, age, dwelling size, and most features. These comparables sold proximate in time to the January 1, 2015 assessment date at issue. These comparables sold from June 2014 to November 2015 for prices ranging from \$126,000 to \$305,000 or from \$52.66 to \$152.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$259,860 or \$112.79 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave less weight to the appellant's comparables due to their different neighborhood codes and more distant locations when compared to the subject. The Board also gave less weight to the board of review's comparables #1 and #2 due to their dissimilar 1.5-story designs when compared to the subject's two-story designs.

Based on this evidence the Board finds a reduction in the subject's assessment 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: January 15, 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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APPELLANT

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