



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

APPELLANT: Brian Basic  
DOCKET NO.: 16-25288.001-R-1 through 16-25288.006-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Brian Basic, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
16-25288.001-R-1	25-30-100-035-1013	215	2,263	\$2,478
16-25288.002-R-1	25-30-100-035-1018	213	2,237	\$2,450
16-25288.003-R-1	25-30-100-035-1030	212	2,228	\$2,440
16-25288.004-R-1	25-30-100-035-1036	157	1,647	\$1,804
16-25288.005-R-1	25-30-100-035-1039	62	650	\$712
16-25288.006-R-1	25-30-100-035-1038	157	1,647	\$1,804

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 2016 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 six condominium units within a 46-year old, multi-story, 41-unit condominium building. The property is located in Calumet Township, Cook County and are 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 grid sheet with sales data on seven units within the subject property's 41 units. These units sold from September, 2013 to May, 2016 for unadjusted prices that ranging from \$9,500 to \$30,000.

Moreover, support documentation consisting of multiple listing sheets relating to a total of seven units: four units located within the subject's building as well as three sales outside of the subject's building. These seven units sold from August 4, 2011 to May 17, 2016 for unadjusted prices ranging from \$9,500 to \$30,000. Some of these sales are duplicative from the initial grid sheet.

The appellant's attorney used the grid sheet sales to reflect a total gross actual consideration of \$145,100. The appellant then applies the percentage of ownership of these sales of 18.49% to arrive at a total value of the building of \$784,749. The appellant applied an incorrect median level of assessment to arrive at a requested assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the six units under appeal of \$11,688. The subject's assessment reflects a market value for all the appealed units of \$116,880 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 three sales of units within the subject's building. These units sold from June 6, 2014 to May 17, 2016 for unadjusted prices ranging from \$21,600 to \$30,000. These sales total \$82,000. The board then applies 7.93% that represents the ownership percentage of the units that sold to reflect a full value of the building at \$1,034,048. Next, the board of review applies the percentage of ownership of the six subject units of 12.31% to arrive at a full value of these six units of \$127,291. The board of review's sales were all included in the appellant's evidence as well.

### **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 best evidence of market value to be three sale comparables located in the subject's building, that were utilized by both parties. These units sold from June, 2014 to May, 2016 for unadjusted prices ranging from \$22,000 to \$30,000 for a total of \$82,000. Therefore, the Board will apply the percentage of ownership of these comparables of 7.93% to the unadjusted total to arrive at a value for the building of \$1,034,048. In applying the subject's percentage of ownership of 12.31%, the Board finds the subject units have a value of \$127,291.

Therefore, the Board finds the appellant used an incorrect and unsupported level of assessment. In applying the correct level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%, the Board finds the appellant failed to show by a preponderance of the evidence that the subject property 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(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



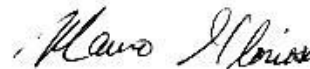
Member

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: June 16, 2020



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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