



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

APPELLANT: Zbigniew Kryzsiak
DOCKET NO.: 17-33843.001-R-1 through 17-33843.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Zbigniew Kryzsiak, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
17-33843.001-R-1	24-08-309-014-0000	1,595	4,125	\$5,720
17-33843.002-R-1	24-08-309-015-0000	1,595	4,126	\$5,721

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 2017 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 one-story dwelling of frame construction with 746 square feet of living area. The dwelling is 65 years old. Features of the home include a full unfinished basement and a 2-car garage. The subject property has two lots that total 5,800 square feet of land area and is located in Oak Lawn, Worth Township, Cook County. The subject is classified as a class 2-02 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 four comparable sales that were located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 3,750 to 10,031 square feet of land area that were improved with class 2-02 dwellings of frame construction. The homes ranged in size from 728 to 884 square feet of living area and ranged in

age from 64 to 75 years old. The comparables had either crawl-space or slab foundations and had other features with varying degrees of similarities to the subject. The comparables sold between June 2016 and July 2017 for prices ranging from \$64,500 to \$115,000 or from \$83.12 to \$130.09 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's total assessment be reduced to \$8,248.

The board of review submitted its "Board of Review Notes on Appeal". The subject's total assessment of \$11,441 reflects a market value of \$114,410 or \$153.36 per square foot of living area, including land, 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 four comparable sales that were located within the same neighborhood code as the subject property. The comparables had lots of either 3,750 or 5,625 square feet of land area that were improved with class 2-02 dwellings of frame construction. The homes ranged in size from 720 to 890 square feet of living area and ranged in age from 67 to 78 years old. One comparable had a full unfinished basement, two comparables had crawl-space foundations and one had a slab foundation. The comparables had other features with varying degrees of similarities to the subject. The comparables sold between May and December 2016 for prices ranging from \$121,000 to \$147,000 or from \$147.62 to \$181.93 per square foot of living 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 parties submitted a total of eight comparable sales for the Board's consideration. The Board finds all of the comparables were similar to the subject in location, size, age and some features, however, all but the board of review's comparable #2 did not have basement foundations, unlike the subject. All of the parties' comparables also sold proximate in time to the January 1, 2017 assessment date at issue. The parties' comparables sold between May 2016 and July 2017 for prices ranging from \$64,500 to \$147,000 or from \$83.12 to \$181.93 per square foot of living area, including land. The subject's assessment reflects a market value of \$114,410 or \$153.36 per square foot of living area, including land, which is within the range established by the comparable sales in this record. 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: March 16, 2021



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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