



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

APPELLANT: John Walkosz
DOCKET NO.: 17-45400.001-R-1
PARCEL NO.: 20-26-300-040-0000

The parties of record before the Property Tax Appeal Board are John Walkosz, 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: \$6,250
IMPR.: \$14,508
TOTAL: \$20,758

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative 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 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 three-story multi-family building with 4,668 square feet of living area and is of masonry construction. The building is approximately 128 years old. Features of the building include a full unfinished basement and three units. The property has a 6,250 square foot site and is located in Chicago, Hyde Park 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 four comparable sales improved with class 2-11 apartment buildings of masonry construction, that range in size from 2,540 to 5,814 square feet of living area and in age from 57 to 107 years old. Each property has a full or partial basement with one being finished with a recreation room. Comparable #1 has three fireplaces and a 1½-car

detached garage. These properties have sites ranging in size from 1,855 to 4,166 square feet of land area and have the same neighborhood code as the subject property. The sales occurred from April 2015 to December 2015 for prices ranging from \$35,500 to \$190,000 or from \$13.98 to \$39.53 per square foot of building area, including land. The appellant requested the subject's assessment be reduced to \$12,545.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,758. The subject's assessment reflects a market value of \$207,580 or \$44.47 per square foot of building area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-11 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with one, two-story and three, three-story of buildings of masonry construction that range in size from 3,296 to 5,630 square feet of building area. The buildings range in age from 9 to 127 years old. Each property has a full or partial basement with two being finished with either an apartment or a recreation room. Two of the comparables have central air conditioning, comparable #2 has three fireplaces and comparable #4 has a two-car garage. The comparables have sites ranging in size from 3,325 to 5,856 square feet of land area. Each property has the same classification code and neighborhood code as the subject property. The sales occurred from October 2014 to July 2016 for prices ranging from \$182,500 to \$450,000 or from \$55.37 to \$79.93 per square foot of building area, including land.

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 eight comparables sales to support their respective positions. The Board gives less weight to appellant's comparable #2 and board of review comparable #2 due to differences from the subject in age and/or size. The remaining comparables have varying degrees of similarity to the subject property and sold for prices ranging from \$100,000 to \$360,000 or from \$21.31 to \$76.34 per square foot of building area, including land. Board of review comparable sale #3 sold most proximate in time to the assessment date and is similar to the subject in age as well as building area. This property sold for a price of \$360,000 or \$76.34 per square foot of building area, including land. The subject's assessment reflects a market value of \$207,580 or \$44.47 per square foot of building area, including land, which is within the range established by the best comparable sales in this record and well supported by the sale that occurred most proximate in time to the assessment date at issue. 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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