



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

APPELLANT: Edward Bielski
DOCKET NO.: 18-27117.001-R-1
PARCEL NO.: 18-33-310-050-1057

The parties of record before the Property Tax Appeal Board are Edward Bielski, the appellant(s), 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: \$ 1,508
IMPR.: \$ 18,175
TOTAL: \$ 19,683

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2018. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

Findings of Fact

The subject consists of a condominium unit with a 0.700% ownership interest in the common elements. The property is located in Lyons Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether the subject is owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an analysis showing that 17 units in the subject's building, or 13.017% of ownership, sold from February 2015 to October 2017 for \$179,000 to \$253,372. The appellant deducted 10.00% from the aggregate sale price to account for personal property. The aggregate sale price, less the personal property deduction, was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$26,055,029. The subject's

percentage was then utilized to arrive at a market value for the subject of \$186,526. Based on this evidence, the appellant requested that the subject's assessment be reduced to \$18,653.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$19,683. The subject's assessment reflects a market value of \$196,830 when applying the 2018 statutory level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

In support of the subject's assessment, the board of review submitted an analysis that 17 units in the subject's building, or 12.407% of ownership, sold from March 2015 to May 2018 for \$200,000 to \$253,500. The board of review deducted 8.00% from the aggregate sale price to account for personal property. The aggregate sale price, less the personal property deduction, was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$28,119,980.

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.

"Real property taxes . . . which are authorized by law to be assessed against and levied upon real property shall be assessed against and levied upon each unit and the owner's corresponding percentage of ownership in the common elements as a tract, and not upon the property as a whole." 765 ILCS 605/10(a).

Initially, the Board notes that appellant sale comparables #1, #2, #3, #4, #5, #6, #7, #8, #9, #11, #13, #14, and #16 are the same properties and sale transactions as board of review sale comparables #6, #2, #13, #4, #12, #7, #3, #9, #10, #15, #1, #11, and #17, respectively. The Board finds the best evidence of market value to be all of the sale comparables submitted by the parties. Thus, the Board will take the sum of the sale prices of the most similar sales (\$4,667,372), and divide by the total percentage of ownership of the units sold (16.105%), and multiply the result (\$28,980,888) by the subject's percentage of ownership (0.700%), which results in a market value for the subject of \$202,866. The subject's current assessment reflects a market value below the market value reflected by the most similar sale comparables. The Board finds that there was no evidence submitted to show that personal property was included in any of the sale transactions, and that no deduction is warranted for this factor. Therefore, the Board finds that the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and a reduction in the subject's assessment is not warranted.

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:

April 19, 2022



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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