



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

APPELLANT: Tom Konstantopoulos
DOCKET NO.: 18-28137.001-R-1
PARCEL NO.: 14-05-328-042-1007

The parties of record before the Property Tax Appeal Board are Tom Konstantopoulos, the appellant(s), by attorney Spiro Zarkos, of Verros Berkshire, PC in Chicago; 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: \$ 3,468
IMPR.: \$24,497
TOTAL: \$27,965

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 2018 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 consists of a residential condominium unit with a 12.10% ownership interest in the common elements in a nine-unit building. The building is 11 years old and is situated on a 6,232 square foot site. The property is located in Chicago, Lakeview 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 any of the subject unit is owner-occupied.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant argued that three units (PINs -1002, -1008 and -1009) in the subject's building, or 34.40% of ownership, sold from 2016 to 2017 for an aggregate price of \$688,000. After a 7% deduction for personal property, the aggregate sale price was then divided by the percentage of interest of the units sold to arrive at a total market value for the entire building of \$1,959,997.

The appellant requested that, based on the subject's percentage of ownership in the common elements, the subject's assessment be reduced to an assessed value of \$23,716.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject unit of \$27,965. The subject's assessment reflects a market value of \$279,650 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 a memorandum, which shows that four units in the subject's building (PINs -1001, -1002, -1006 and -1009), or 43.50% of ownership, sold from June 2015 to May 2018 for an aggregate price of \$1,086,000. This price was then divided by the percentage of interest of the units sold to arrive at a total market value for the building of \$2,495,552. Two of the board of review's sales were identical to those submitted by the appellant.

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 that the best evidence of the subject's market value to be the appellant's three comparables plus the two additional sales proffered by the board of review. However, the Board does not find evidence to support a reduction in the market value of the residential units sold by any amount allocated for personal property.

Based on evidence submitted, the Board finds that the condominium building had a market value of \$2,334,532 for the 2018 assessment year. As the subject unit reflected a percentage ownership in the common elements of 12.10%, a market value for the subject unit of \$282,480 is indicated. As the subject's current market value is below this value, a reduction in the subject's assessed value 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:

August 23, 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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