



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

APPELLANT: John Brillakis
DOCKET NO.: 18-35524.001-R-1
PARCEL NO.: 13-26-426-032-0000

The parties of record before the Property Tax Appeal Board are John Brillakis, the appellant(s), by attorney Peter D. Verros, of Verros Berkshire in Oakbrook Terrace; 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: \$16,240
IMPR.: \$107,150
TOTAL: \$123,390

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 property consists of a 10,150 square foot parcel of land improved with three buildings. The improvements are approximately 117-year-old, two-story, masonry, multi-family or mixed-use buildings. The mixed-use building contains 7,410 square feet of building area while the multi-family buildings each contain 2,358 square feet of building area. The property is located in Chicago, Jefferson Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation for the mixed-use building as the basis of the appeal. In support of this, the appellant submitted three comparables. The comparables are described as two-story, masonry or frame and masonry, mixed-use buildings. They contain from 7,751 to 11,934 square feet of building area and sold from February 2015 to November 2016 for prices ranging from \$61.93 to \$75.83 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment of \$123,390 with allocated assessments for the mixed-use building of \$85,381 which reflects a market value of \$853,810 or \$115.22 per square foot of building area.

In support of the current assessment, the board of review submitted data on three comparables for the mixed-use building and four comparables for the multi-family buildings. The mixed-use comparables are described as three-story, masonry, mixed-use buildings. They contain from 3,861 to 4,760 square feet of building area and sold from May to December 2016 for prices ranging from \$154.32 to \$241.60 per square foot of building area.

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 that the comparables submitted by both parties are not similar to the subject in that they only contain one improvement. As is, the subject's buildings could not be sold separately without changes to the underlying parcel. Therefore, the Board finds the comparables could not reflect the value of the subject property.

In arguendo, a review of the comparables shows that the mixed-use buildings, all similar to the subject in varying degrees of improvement characteristics sold for prices ranging from \$61.93 to \$241.60 per square foot of building area. In comparison, the mixed-use building's assessment reflects a market value of \$115.22 per square foot of building area which is within the range of these comparables. Therefore, the Board finds the appellant failed to prove by a preponderance of the evidence that the subject 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: March 21, 2023



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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