



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

APPELLANT: Albert Gaudyn
DOCKET NO.: 18-46991.001-R-1
PARCEL NO.: 14-33-123-064-0000

The parties of record before the Property Tax Appeal Board are Albert Gaudyn, 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 **A Reduction** 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: \$22,825
IMPR.: \$84,683
TOTAL: \$107,508

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 three-story, multi-family dwelling of masonry construction with 3,468 square feet of living area. The building is 92 years old. Features of the home include a full basement utilized as a recreation room, nine bedrooms, three full bathrooms and three half baths. The property is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. His appeal petition indicated this was due to recent sale information. However, Section IV of the appeal form, which is required if the basis is a recent sale, is not completed. The appellant submitted no evidence whatsoever of a recent sale. Instead, the appellant submitted evidence of four comparable sales. The comparable properties sold between February of 2016 and January of 2018. The comparable properties ranged: in price

between \$718,900 to \$1,200,000; in living area square footage between 3,210 to 3,919; and in sale price per square foot between \$216.64 to \$306.21, including land. The appellant also submitted a Comparable Sales Analysis grid and chart with information compiled from their sales comparables as well as documents from the Recorder of Deeds for all of the comparable properties. Based on the evidence submitted, the appellant requested a reduction in the subject's assessment to \$89,686.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,746. The subject's assessment reflects a market value of \$1,097,460 or \$316.45 per square foot of living area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables; three of which contained sales data. All were improved with a 130 year old, three-story, single-family dwelling of masonry construction. The improvements ranged: in size between 3,795 and 4,092 square feet of living area; and in sale price per square foot between \$302.85 to \$310.36, 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). Even though the appellant asserted overvaluation based on a recent sale and submitted no evidence of such, the board of review's own evidence does not support the current valuation of the subject property. The Board finds the appellant did meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be all of the board of review's comparables. These comparables sold for prices ranging from \$302.85 to \$310.36 per square foot of living area. The subject's assessment reflects a market value of \$316.45 per square foot of living area which is above the range established by the best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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:

April 18, 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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