



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

APPELLANT: Antonia Asimis
DOCKET NO.: 18-47295.001-R-1
PARCEL NO.: 17-08-447-031-1004

The parties of record before the Property Tax Appeal Board are Antonia Asimis, 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: \$11,242
IMPR.: \$52,157
TOTAL: \$63,399

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 single condominium unit, in a six-unit, residential condominium building situated on a 20,666 square foot parcel of land. The building is four years old. The subject unit has a 16% ownership in the common elements. The property is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In Section II, Line 2d, of their residential appeal, the appellant indicated their appeal was proceeding based on a recent appraisal. No appraisal was submitted. The appellant did however submit two sales comparables and one active listing from the same building, along with their own condominium analysis. In this analysis, the appellant used three comparables. Appellant's comparables #2 and #3 were recent sales from June of 2018, and March of 2017, respectively. Appellant's comparable #1 is

not an actual sale but a listed price. The appellant added the price of the total sales of comparables #2 and #3 and the listed price of comparable #1. The appellant then subtracted \$137,990 for personal property and reached an adjusted value of \$1,876,910. The appellant then divided that figure by the percentage of ownership for all three units (48%) to reach \$3,910,229. The appellant then multiplied that figure by the percentage of ownership for the subject property (16%) to reach a property value of \$625,637. Based on this, the appellant asked for a reduction of assessed value to \$62,564 when applying the 10% assessment level under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" and its own condominium analysis. The board of review submitted evidence that the subject property has an assessed value of \$63,399. The board of review used one comparable sale in their condominium analysis which was the same property as appellant's comparable #2. This property sold for \$680,000 in June of 2018 and had the same percentage of ownership as the subject property. The board of review asked that the assessed value not be reduced.

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 is making this decision based on the evidence of sales comparables despite the appellant marking that they were proceeding based on a recent appraisal. The board of review was not prejudiced by this as they submitted a condominium analysis similar to that of the appellant. The Board finds the appellant failed to meet their burden in this case. Firstly, the Board gives no weight to the appellant's comparable #1 as it is merely the listed price of the unit and not an actual sale. Secondly, the appellant did not submit sufficient evidence that personal property was included in the sales that would justify a reduction of \$137,990 from the total consideration of the sales of appellant's comparables #2 and #3. When excluding appellant's comparable #1 and the personal property from the appellant's analysis, the market value figure for the subject property is \$657,500 or \$65,750 when applying the 10% assessment level under the Cook County Real Property Assessment Classification Ordinance. The assess value of \$63,399 falls below this market value. Accordingly, the appellant did not prove by preponderance of the evidence that the subject property was over valued and a reduction in the subject's assessment to the appellant's request 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: February 20, 2024



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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