



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

APPELLANT: James Kladis  
DOCKET NO.: 19-42580.001-R-1  
PARCEL NO.: 16-01-405-053-1001

The parties of record before the Property Tax Appeal Board are James Kladis, 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:** \$3,730  
**IMPR.:** \$41,269  
**TOTAL:** \$44,999

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

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 2019 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, with a 48.54% ownership interest in the common elements, located in a 3-unit building on a 3,014 square foot site, in West Chicago Township, Cook County. The subject property is 12 years old and is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on overvaluation. In support of this argument, appellant submitted evidence disclosing the subject property was purchased on August 25, 2017, for a price of \$450,000. In Section IV of the appeal form, appellant indicates the subject property sold by owner with @properties realty, was advertised for sale with the Multiple Listing Service for a period of 26 days, and the parties to the transaction were not family members. Appellant submitted copies of the ALTA Settlement Statement, Warranty Deed, and the multiple listing database printout for the subject property. In the multiple listing service print out, appellant

highlighted that the listing included appliances. Appellant deducted 10% for personal property and proposed an adjusted value for the subject property of \$405,000. Appellant also submitted a copy of the board of review's decision reflecting the subject property was assessed at \$44,999. Based on this evidence, appellant requested a total assessment reduction for the subject property to \$40,500.

The board of review submitted its "Condominium Analysis Results for 2019" disclosing the total assessment for the subject property of \$44,999, which reflects a market value of \$449,990, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. In support of its contention of the correct assessment, the board of review submitted a grid reflecting that the subject property sold on September 1, 2017, for \$450,000. Based on the subject property's percentage of interest of 48.54%, the board of review calculated a full market value for the building of \$927,070, and a full market value of the subject property of \$450,000.

### **Conclusion of Law**

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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Regarding the personal property, neither party submitted evidence that personal property was included in the sale. Appellant did not provide evidence indicating the appliances highlighted in the multiple listing service were personal property rather than fixtures of the real property. The Board finds the best evidence of market value to be the undisputed sale price of \$450,000, of the subject property in March 2017. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction. Appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. Appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property had been advertised on the open market and it had been on the market for 26 days. In further support of the transaction, appellant submitted a copy of the settlement statement, multiple listing service print-out, and warranty deed. The Board finds the purchase price is equal to the market value reflected by the assessment and appellant did not prove by preponderance of the evidence that the subject property was over valued and a reduction in the subject's assessment 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.

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Chairman



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Member



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Member



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Member



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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



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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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