



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

APPELLANT: James Kallas
DOCKET NO.: 20-42223.001-R-1 through 20-42223.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are James Kallas, the appellant(s), by attorney Alexia Katsaros, of Katsaros Law, P.C. in Western Springs; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-49310.001-R-1	17-10-200-068-1166	495	23,269	\$23,764
19-49310.002-R-1	17-10-200-068-1167	1,658	77,931	\$79,589
19-49310.003-R-1	17-10-200-068-1295	555	26,092	\$26,647

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 2020 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 three condominiums converted into a single condominium unit with a combined 0.6269% ownership interest in the common elements, located in a 289-unit condominium building in North Chicago Township, Cook County. The subject property 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 December 14, 2018, for a price of \$1,300,000. In Section IV of the appeal form, appellant indicates the subject property sold by realtor, was advertised for sale with the Multiple Listing Service for two months, and the parties to the transaction were not family members or related corporations. Appellant submitted copies

of the Settlement Statement, Warranty Deed, and MLS print-out. Appellant also submitted a copy of the board of review's decision reflecting the subject property with PIN ending in -1166 was assessed at \$27,583, PIN ending in -1167 was assessed at \$92,379, and PIN ending in -1295 was assessed at \$30,929. Based on this evidence, appellant requested a total assessment reduction for the subject property as follows: for PIN ending in -1166 to \$23,764, for PIN ending in -1167 to \$79,589, and for PIN ending in -1295 to \$26,647, for a total assessment for all three PINs of \$130,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property for all three PINS of \$138,984, which reflects a total market of \$1,389,840, when using 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 its Assessment Analysis based on sales information on forty-six condominium units located within the same building as the subject property. Based on a total percentage of interest of units sold of 16.2036%, the board of review calculated a full market value for the condominium building of \$240,600,588, and a market value for the subject property of \$1,508,325.

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 *met* 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 the sale price of \$1,300,000, of the subject property in December of 2018. Appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. In Section IV of the appeal form, appellant indicates the subject property sold by realtor, was advertised for sale with the Multiple Listing Service for two months, and the parties to the transaction were not family members or related corporations. Appellant submitted copies of the Settlement Statement, Warranty Deed, and MLS print-out. The Board finds the purchase price is below the market value reflected by the assessment. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction.

Based on this record, the Board finds the subject property had a market value of \$1,300,000 as of January 1, 2019. Since market value has been determined the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. 86 Ill.Admin.Code §1910.50(c)(2). Accordingly, the appellant did prove by preponderance of the evidence that the subject property was over valued and 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:

November 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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