



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

APPELLANT: Tony Youhana
DOCKET NO.: 20-44355.001-R-1
PARCEL NO.: 13-12-400-073-1001

The parties of record before the Property Tax Appeal Board are Tony Youhana, 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 **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: \$4,765
IMPR.: \$36,888
TOTAL: \$41,653

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 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 is a condominium unit located in a three-unit building located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The taxpayer asserts that the market value of the subject property is not accurately reflected in its assessed valuation. The taxpayer submitted information on two suggested sales comparables in support of this argument, both of which were condominium units in the same building as the subject. The taxpayer also submitted information about listings of the subject beginning on July 1, 2018.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,653 and its Condominium Analysis Results for 2020. The

subject property had an improvement assessment of \$36,888. The subject property's assessment reflects a market value of \$416,530, or \$189.76 per square foot of living area, land included in the sales price, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment, the board of review submitted information on the two of the suggested sales comparables that the appellant submitted.

Conclusion of Law

The taxpayer asserted that 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); *Winnebago County Bd. of Review v. Property Tax Appeal Bd.*, 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 on this basis is not warranted.

Appellant submitted information on two suggested comparables, both of which involved sales of condominium units in the same building as appellant's unit. The Board gives little weight to appellant's comparable two because the sale took place on May 26, 2016, over three and a half years before the relevant valuation date of January 1, 2020. *See* 35 ILCS 200/9-155.

The other comparable sale involved a condominium unit that sold for \$274,000 on September 9, 2017. That unit comprised a 26% ownership in the building, while the subject comprises a 48% ownership in the building. This in turn suggests a market value of \$505,846 for the subject property, which is substantially greater than the market value reflected by the subject's assessment.

The appellant's brief asserts that the evidence about listings of the subject between July 2018 and June 15, 2021, suggests a lower market value. The Board gives little weight to this evidence, however, and further notes that it does not support the conclusion suggested by appellant. The listing evidence shows that the subject was listed for sale on and off between July 1, 2018, and the date of the appeal petition, which was June 15, 2021. During that period, the listing amount declined from \$559,900 to \$364,900.

As stated above, the assessment at issue reflects an estimate of the subject's market value as of January 1, 2020. *See* 35 ILCS 200/9-155. According to the listing information, the subject was not on the market at that time. The closest date to January 1, 2020, that it was on the market was October 31, 2019, when it was listed for \$459,900. The property was not listed for sale again until August 14, 2020, and the asking price went down to \$389,900, possibly influenced by the intervening COVID-19 pandemic.

The listing evidence therefore shows that, shortly before the relevant January 1, 2020, valuation date, appellant was listing the subject for \$43,370 above the \$416,530 market value reflected by the assessment. This does not support appellant's claim of overvaluation. The Board concludes

that appellant has failed to meet his burden of establishing overvaluation of the subject by a preponderance of the evidence, and a reduction in the subject's assessed value is not warranted.

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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: December 20, 2022



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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