



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

APPELLANT: Gerry Tadros
DOCKET NO.: 21-38604.001-R-1
PARCEL NO.: 20-03-404-002-0000

The parties of record before the Property Tax Appeal Board are Gerry Tadros, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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: \$9,500
IMPR.: \$0
TOTAL: \$9,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The subject property consists of a parcel of vacant land containing 9,362 square feet of land area. The site is in a residential district located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 1-90 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$95,000 as of January 1, 2021. The appraisal was prepared by Chris Posey, Certified General Real Estate Appraiser. The appraisal developed one of the three traditional approaches to value: the sales approach. The appraisal indicated that a site visit was conducted on December 18, 2021. Under the sales comparison approach, the appraiser examined three comparable sales of unimproved parcels of land located from a 0.73 mile to a 1.34-mile radius of the subject property. The appraiser indicates that all the suggested comparable properties are in residential districts in the same neighborhood as the subject. The parcels range in size from 4,035 to 10,740 square feet of land area. Appraiser indicates that the parcels sold between 2019 and 2020 for prices ranging from \$80,000 to \$102,000 or from \$7.91 to \$19.83 per square foot of land area. Appraiser noted that primary consideration was given to comparable two in rendering the final opinion of value due to being the most recent sale and that secondary consideration was given to comparable one and three. The appraiser indicated that adjustments were made to each comparable based solely

on differences in site square footage and calculated an adjusted sale prices for each comparable that ranged from \$79,970 to \$99,444. The appraiser indicted that location adjustments to the comparable properties as compared to the subject were “unwarranted” but noted that the subject and comparable one and three being located on a main/busy street does not appear to have an adverse effect on marketability. Finally, the appraiser states that site adjustments were derived from performing a Matched Paired Analysis and based on that analysis comparable one and two were adjusted downward for site size while comparable three was adjusted upward for the same reason.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,418. The subject's assessment reflects a market value of \$164,180 or \$17.54 per square foot of land. The record does not contain evidence supporting the board of review's contention that the subject is accurately assessed.

Prior to a scheduled February 25, 2025, hearing before a PTAB Administrative Law Judge the parties entered into a written agreement to waive hearing and have a decision rendered based on the previously submitted evidence.

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 *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 appraisal submitted by the appellant. That appraisal relies largely upon four recent sales of comparable properties, and the appraiser adjusts the sales prices of the comparable properties where appropriate to account for differences between them and the subject. In contrast, the board of review submitted no evidence in support of their contention of the correct assessment. Accordingly, the Board finds the subject property had a market value of \$95,000 as of the assessment date at issue. Based on the evidence, the Board therefore 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

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: July 15, 2025

Clerk of the Property Tax Appeal Board

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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