



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

APPELLANT: Andrew Letsos
DOCKET NO.: 21-57396.001-R-1
PARCEL NO.: 13-24-303-004-0000

The parties of record before the Property Tax Appeal Board are Andrew Letsos, the appellant,¹ by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago, 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: \$18,438
IMPR.: \$33,565
TOTAL: \$52,003

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 2021 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 two-story multi-family building of masonry exterior construction with 2,060 square feet of gross building area and which is approximately 101 years old. Features include a full unfinished basement and 2 bathrooms. The property has a 3,687 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The appeal was originally filed naming the appellant as Nadine O'Malley with an extension request. Upon the timely submission of evidence, the appellant's name was changed to Andrew Letsos. This change was raised with the board of review prior to the issuance of this decision providing an opportunity to contest the change. No response was submitted by the established filing deadline.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same neighborhood code as the subject and 1.2-miles from the subject. Besides the grid analysis, the appellant also supplied property characteristic printouts which were analyzed for additional data not provided in the grid analysis. The comparables consist of class 2-11 two-story buildings of masonry exterior construction that are 55 to 114 years old. The buildings range in size from 2,082 to 2,448 square feet of gross building area. Features include 2 bathrooms, a full basement and a two-car garage. The comparables have improvement assessments ranging from \$21,182 to \$24,975 or from \$10.17 to \$10.26 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$21,012 or \$10.20 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$52,003. The subject property has an improvement assessment of \$33,565 or \$16.29 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables which are located in the same neighborhood code and same block or within ¼ of a mile from the subject. The comparables consist of class 2-11 two-story buildings of masonry exterior construction that are each 101 years old. The buildings contain either 2,024 or 2,060 square feet of gross building area. Each comparable has a full basement, one of which has finished area, 2 bathrooms, and a one-car or a two-car garage. Comparable #2 has central air conditioning. The comparables have improvement assessments ranging from \$34,565 to \$38,565 or from \$16.78 to \$18.72 per square foot of gross building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3, each of which are significantly larger in building size when compared to the subject.

The Board finds the best evidence of assessment equity are appellant's comparable #1 as well as the board of review comparables, which are relatively similar to the subject in location, story height, exterior construction, age and building size. Adjustments to these five best comparables are necessary for differences in basement finish, air conditioning and/or garage capacity when compared to the subject. The five best comparables in the record have improvement assessments

ranging from \$21,182 to \$38,565 or from \$10.17 to \$18.72 per square foot of gross building area. The subject's improvement assessment of \$33,565 or \$16.29 per square foot of gross building area falls within the range of the best comparables in this record both in terms of overall improvement assessment and on a per-square-foot of gross building area basis which appears to be logical given the necessary adjustments to the best comparables to make them more equivalent to the subject property.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

Based on this record and after considering appropriate adjustments to the best comparables in the record for differences when compared to the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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.

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: March 18, 2025



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

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