



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

APPELLANT: Mirko Jozic
DOCKET NO.: 22-42795.001-R-1
PARCEL NO.: 13-30-204-054-1001

The parties of record before the Property Tax Appeal Board are Mirko Jozic, the appellant, by attorney Abby L. Strauss, of Schiller Law 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 **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: \$2,556
IMPR.: \$10,944
TOTAL: \$13,500

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 2022 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 an 800 square foot condominium unit within a three-story building of masonry exterior construction. The building was constructed in 1972 and is approximately 50 years old. The unit has a 16.384% ownership interest in the building and features central air conditioning and one parking space. The property has a 6,240 square foot site and is 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 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 \$135,000 as of January 1, 2022. The appraisal was prepared by Audrey Clamage, a certified residential real estate appraiser, for an ad valorem tax appeal.

The appraiser developed the sales comparison approach to value by examining three comparable sales located within .12 of a mile of the subject. The comparables consist of condominium units ranging in size from 850 to 900 square feet of living area. The buildings are either 28 or 41 years old. Each comparable has central air conditioning and one parking space. The sales occurred from July to September 2021 for prices ranging from \$133,000 to \$152,750 or from \$147.78 to \$179.71 per square foot of living area, including land. An adjustment was applied to comparable #3 for bathroom count to arrive at adjusted prices ranging from \$133,000 to \$142,750. Based on this information, the appraiser concluded a market value for the subject of \$135,000 under the sales comparison approach.

The appraiser also completed the income approach to value by multiplying the estimated monthly income of \$950.00 by a gross rent multiplier of 143 to arrive at an opinion of value of \$135,850 under the income approach.

In reconciliation, the appraiser placed most weight on the sale comparison approach. Based on this data, the appraiser arrived at a market value of \$135,000 or \$168.75 per square foot of living area, including land, as of January 1, 2022.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$21,567. The subject's assessment reflects a market value of \$215,670 or \$269.59 per square foot of living area, land included, when using the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a document entitled Condominium Analysis Results for 2022, which was based on the sale of one unit in the subject's building to estimate the value of the condominium building under appeal. Dividing the total consideration of the sale of \$238,000 by the percentage of ownership in the condominium of 18.08% resulted in a full value of the condominium building of \$1,316,372. Multiplying this figure by the subject unit's percentage ownership of 16.384% results in a total value for the subject of \$215,674 or an assessment of \$21,567 when applying the 10% Ordinance level of assessment for class 2-99 property. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant argued that the board of review's condominium analysis, which relied on one sale, did not comply with the Board's administrative rules requiring at least three comparable sales.

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 estimating the subject property had a total market value of \$135,000 as of January 1, 2022. The appraisal has an effective date of January 1, 2022 and was completed using comparable properties similar to the subject, and contained logical adjustments to the comparable properties, which further advance the credibility of the reports. The subject's assessment reflects a market value above the appraised value. The Board gives little weight to the board of review's analysis, which was based on a single sale occurring in November 2019, less proximate to the January 1, 2022 assessment date at issue. Based on the evidence in this record, the Board 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

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: _____

August 19, 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

AGENCY

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