FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Annunciation Cathedral
DOCKET NO.: 22-59289.001-R-1
PARCEL NO.: 17-04-422-006-0000

The parties of record before the Property Tax Appeal Board are Annunciation Cathedral, the appellant(s), 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:	$95,035
IMPR.:	$86,833
TOTAL:	$181,868

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed a direct appeal pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) challenging the assessment for the 2022 tax year, after receiving a reduction through a stipulation in assessment for the same property in case 21-49015.001-R-1. 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 three-story multi-unit dwelling of masonry construction with 3,603 square feet of living area. The dwelling is approximately 86 years old. Features of the home include a full basement and six fireplaces. The property has a 4,080 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-11 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 information on four comparable sales with varying degrees of similarity to the subject. The appellant reported that the suggested comparable properties shared the same neighborhood code as the subject and all were within .6 miles of the subject property. The suggested comparable properties were all class 2-11 properties, ranging in age from 95 to 144 years old, in size from 3,000 to 4,968 square feet of living area, and all had masonry constructions and full basements. They sold from October 2020 to November 2021 for prices ranging from $249.43 to $369.86 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's total assessment to $119,945.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $181,868. The subject's assessment reflects a market value of $1,818,680 or $504.77 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales with varying degrees of similarity to the subject. The board of review indicated that each of the suggested comparables was in the same subarea as the subject property. The comparables are described as three-story multi-unit dwellings of masonry construction with full basements. They range in age from 128 to 133 years old and in size from 3,478 to 7,721 square feet of living area. They sold from July 2021 to June 2022 for prices ranging from $269.99 to $704.43 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer asserts 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 is not warranted.

The Board concludes that the best evidence of the subject's market value is board of review's comparable #1 and the appellant's suggested comparables #1 through #3. The comparables are similar in location, construction, size and amenities in that they are three-story class 2-11 dwellings of masonry construction with similar living areas as the subject property. In comparison, appellant's comparable #4 and board of review's comparables #2 through #4 have greater differences in living area size than the subject property.

The Board finds that the best evidence in this record is the comparables sold between October 2020 and November 2021, for amounts ranging from $249.43 to $704.43 per square foot of living area, land included in the sale price. The subject property's assessment reflects a market value of $1,818,680, land included, or $504.77 per square foot of living area, which is within the range established by the best comparables in the record. Accordingly, the Board determines that the appellant has not established by a preponderance of the evidence that the subject property was overvalued. Based on this evidence the Board finds 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: September 15, 2026

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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