

**PROPERTY TAX APPEAL BOARD'S DECISION**

APPELLANT: Dino Tsoros  
DOCKET NO.: 03-24241.001-R-1  
PARCEL NO.: 14-29-201-005-0000

The parties of record before the Property Tax Appeal Board are Dino Tsoros, the appellant, by attorney Michael E. Crane of Crane and Norcross, Chicago; and the Cook County Board of Review.

The subject property is improved with 4-story mixed use building containing 6,560 square feet of building area. The subject property has a classification code of 2-12 under the Cook County Real Property Assessment Classification Ordinance. The property is located on a 2,976 square foot parcel in Chicago, Lake View Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property was improperly assessed. The appellant submitted income and expense data to demonstrate the subject property was overvalued. Using this data the appellant estimated the subject had a market value of \$158,900. The appellant also submitted a copy of the board of review's decision wherein its final assessment for the subject of \$62,457 was disclosed. The subject's assessment reflects a market value of \$390,356 using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-12 property of 16%. Based on this information the appellant requested the subject's assessment be reduced to \$25,424.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is appropriate.

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Based on the facts and exhibits presented, 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:	\$	13,359
IMPR.:	\$	12,065
TOTAL:	\$	25,424

Subject only to the State multiplier as applicable.

The appellant in this appeal submitted evidence in support of the contention that the subject property was not accurately assessed. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. Based on this limited record with relatively poor but un-refuted data, the Board finds a reduction in the assessed valuation of the subject property is proper.

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.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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 7, 2007



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 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 the subsequent year 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.

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.