

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Stojan Ristov
DOCKET NO.: 03-26345.001-C-1
PARCEL NO.: 14-19-228-019-0000

The parties of record before the Property Tax Appeal Board are Stojan Ristov, the appellant, by attorney Michael Griffin of Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a 99 year old, class 5-17 one-story commercial building that has 1,616 square feet of building area. The property is located in Chicago, Lake View Township, Cook County.

The appellant in this appeal submitted documentation to demonstrate that the subject property's improvement was being inequitably assessed. The appellant provided an assessment analysis with minimal data on four comparables including only the property index number, address, size, land assessment, improvement assessment, total assessment, improvement assessment per square foot, and the fair market value of the improvement per square foot as reflected by the assessment. The appellant also submitted property characteristic printouts from the Cook County Assessor's web site on the subject and the comparables. In reviewing the assessment analysis the Board finds three errors. First, in the analysis the appellant included a heading "LSF", which would appear to be an abbreviation for land square feet. However, the land square footage under this heading does not match the land square footage on the property characteristic sheets in the record. Furthermore, it appears the appellant used the size under this heading as the square footage for the improvement. Second, in converting the improvement assessment

(Continued on Next Page)

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:	\$	57,000
IMPR.:	\$	64,240
TOTAL:	\$	121,240

Subject only to the State multiplier as applicable.

to market value the appellant incorrectly applied a 16% level of assessment when the correct level of assessment for commercial property under the Cook County Real Property Assessment Classification Ordinance is 38%. Third, the improvement assessment for comparable number 2 reflected the assessment for 2004 and not 2003. Another issue is that property characteristic printouts for the subject and comparables 2, 3 and 4 indicated they have partial assessments. Nevertheless, using the appellant's analysis, comparables ranged in size from 1,616 to 2,992 square feet of building area. The characteristic sheets indicate that the comparables are improved with one-story stores that ranged in age from 46 to 100 years. These comparables had the same classification code and neighborhood code as the subject property. The comparables had 2003 improvement assessments ranging from \$60,460 to \$78,061 or from \$20.20 to \$41.08 per square foot of building area. The appellant indicated the subject had an improvement assessment of \$87,986 or \$54.45 per square foot of building area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$64,240 or \$39.75 per square foot of building area.

The board of review did not submit its "Board of Review Notes on Appeal" or 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 the evidence in the record supports a reduction in the subject's assessment.

The appellant argued assessment inequity in the subject's improvement assessment. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is warranted.

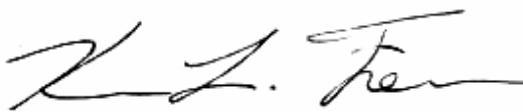
The Board finds the only evidence pertaining to the uniformity of the subject's improvement assessment was submitted by the appellant. The appellant provided nominal data on four comparables including the property index number, address, size, land assessment, improvement assessment, total assessment, improvement assessment per square foot, and the fair market

value of the improvement per square foot as reflected by the assessment. The comparables were improved with one-story stores ranging in size from 1,616 to 2,992 square feet of building area and in age from 46 to 100 years. These comparables had the same classification code and neighborhood code as the subject property. The comparables had 2003 improvement assessments ranging from \$60,460 to \$78,061 or from \$20.20 to \$41.08 per square foot of building area. The appellant indicated the subject had an improvement assessment of \$87,986 or \$54.45 per square foot of living area, which is above the range established by the comparables. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the evidence presented by the appellant as required by section 1910.40(a) of the rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds, based on this limited evidence that was not refuted, a reduction in the assessed valuation of the subject property's improvement 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.



Chairman



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: October 26, 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

Docket No. 03-26345.001-R-1

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.