

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: A. Laskaris
DOCKET NO.: 04-22738.001-R-1
PARCEL NO.: 14-19-434-008-0000

The parties of record before the Property Tax Appeal Board (PTAB) are A. Laskaris, the appellant, by attorney Mary T. Nicolau of Smith Davies & Nicolau of Chicago and the Cook County Board of Review (board).

The subject property contains two improvements located in Lakeview Township: a two-story, 110 year old, frame, three-unit apartment building, containing two and one half bathrooms, a finished basement and no garage and a two-story, 110 year old frame, two-unit apartment building, containing two bathrooms and no basement and with 2,739 and 1,808 square feet of living area, respectively. The property contains a total of five-units with 4,547 square feet. The appellant did not include the subject's two-unit frame building in the comparable properties grid. However, the appellant did place the missing improvement's assessment into the record.

The appellant, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered four suggested comparable properties located within a quarter mile of the subject. These properties consist of two-story apartment buildings of masonry or frame construction and range in age from 91 to 105 years. The comparables include two or three bathrooms and three have full basements. The comparables contain between 2,271 and 2,602 square feet of living area and have improvement assessments ranging from \$38,065 to \$45,192 or from \$16.20 to \$17.40 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final improvement assessment of

(Continued on Next Page)

Based on the facts and exhibits presented, 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: \$ 7,200
IMPR. \$60,418
TOTAL: \$67,618

Subject only to the State multiplier as applicable.

PTAB/TMcG.

\$60,418 (for both buildings), or \$13.29 per square foot of living area, was disclosed. In support of the subject's assessment, the board of review offered three suggested comparable properties located within a quarter mile of the subject. The comparables consist of two-story, two or three-unit buildings of masonry or frame construction. The comparables range in age from 100 to 110 years and have full basements, two are finished. They have one, two or three bathrooms. Two have air conditioning and each has a one or two-car garage. The comparable properties range in size from 2,840 to 3,606 square feet of living area with improvement assessments ranging from \$47,597 to \$54,865 or from \$14.85 to \$17.78 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

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 Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations 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 the appellant has failed to overcome this burden.

Both parties submitted a total of seven suggested comparables. The PTAB finds none of the comparables are similar enough to influence a change in the subject's assessment due to considerable differences in living area and construction materials. These seven properties have improvement assessments ranging from \$14.85 to \$17.40 per square foot of living area. The subject's per square foot assessment for both improvements of \$13.29 is below this range of properties. After considering the differences in both parties' suggested comparables when compared to the subject property, the PTAB finds the evidence is insufficient to effect a change in the subject's assessment.

As a result of this analysis, the PTAB finds the appellant did not adequately demonstrate that the subject apartment building was inequitably assessed by clear and convincing evidence and a reduction is not warranted.

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.