

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Sophia Tsilimigras
DOCKET NO.: 05-22638.001-C-1
PARCEL NO.: 20-08-414-095-0000

The parties of record before the Property Tax Appeal Board are Sophia Tsilimigras, the appellant, by attorney Joe Lee Huang of the Law Offices of Terrence Kennedy, Jr. of Chicago and the Cook County Board of Review.

The subject property consists of a 15,369 square foot vacant class 1-00 commercial lot located in Lake Township Cook County.

The appellant's counsel appeared before the PTAB and submitted evidence claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered eight lots located within a block of the subject. The evidence discloses the comparables and the subject are zones C1-2. The eight lots are assigned market value unit prices of \$175.00, \$200.00 or \$300.00 per front foot. These are all class 2-00 residential or mixed-use properties factored at 16%. The appellant requests an equally uniform assessment per front foot for the subject. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted "Board of Review-Notes on Appeal" that disclosed the subject's total assessment of \$21,749 which reflects a market value of \$98,859 or \$800 per front foot as factored by the Cook County Ordinance level of 22%. The board submitted evidence in support of its assessed valuation of the subject property. As evidence the board offered three sales of vacant lots ranging in size from 2,712 to 8,992 square feet of land, sales that occurred between August 2004 and July 2005 for prices ranging from \$35,000 to \$110,000 or from \$8.34 to \$17.60 per square foot of land. The sales were described as commercial and within a mile of the subject. Two of the sales are beyond the assessment date.

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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: \$5,437
IMPR. \$ -0-
TOTAL: \$5,437

Subject only to the State multiplier as applicable.

PTAB/TMcG. 5/08

The board also submitted three vacant comparable lots located within a block of the subject and ranging in size from 2,500 to 3,125 square feet. The appellant's evidence shows two of the comparables have the subject's zoning while equity comparable one has a B3-2 zoning. The comparables are valued at \$8.00, \$8.03 and \$8.51 per square foot which equates to approximately \$1,000 per front foot. Based on this evidence the board requested confirmation of the subject'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.

After reviewing the record and considering the evidence, the PTAB 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 PTAB finds the appellant has overcome this burden.

The PTAB finds the appellant's comparables are more similar to the subject. These properties have land unit prices of \$175.00, \$200.00 and \$300.00 per front foot of land. The subject's per front foot land unit price of \$800.00 is well above this range of properties. The PTAB finds the appellant's comparables four and five valued at \$200.00 per front foot are the comparable most similar to the subject. After considering the similarities in the suggested comparables when compared to the subject property, the PTAB finds the evidence submitted is sufficient to cause a change in the subject's assessment.

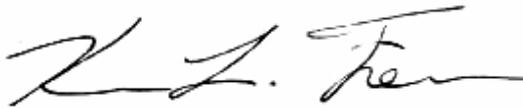
The PTAB gives less weight to the board's sales evidence because the appeal was based on inequity. Also two sales are beyond the assessment date. The PTAB gives less weight to the vacant equity comparables because they are also well above the unit prices assigned to improved properties. The evidence discloses lots (vacant and improved) in the same location and zoning have front foot unit prices of \$175, \$200, \$300, \$800 and \$1,000 per front foot.

As a result of this analysis, the PTAB finds that the appellant has adequately demonstrated that the subject property was over assessed and that a reduction in the subject's assessment is 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: May 30, 2008



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.