



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Ante Vulic
DOCKET NO.: 06-25482.001-C-1 through 06-25482.018-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ante Vulic, the appellant, by attorney Brian P. Liston of the Law Offices of Liston & Tsantilis, P.C., Chicago; and the Cook County Board of Review.

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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-25482.001-C-1	18-24-103-044-1001	741	4,188	\$4,929
06-25482.002-C-1	18-24-103-044-1002	762	4,307	\$5,069
06-25482.003-C-1	18-24-103-044-1003	727	4,109	\$4,836
06-25482.004-C-1	18-24-103-044-1004	1,016	5,742	\$6,758
06-25482.005-C-1	18-24-103-044-1005	835	4,720	\$5,555
06-25482.006-C-1	18-24-103-044-1006	1,082	6,115	\$7,197
06-25482.007-C-1	18-24-103-044-1007	990	5,591	\$6,581
06-25482.008-C-1	18-24-103-044-1008	768	4,338	\$5,106
06-25482.009-C-1	18-24-103-044-1009	977	5,520	\$6,497
06-25482.010-C-1	18-24-103-044-1010	1,015	5,734	\$6,749
06-25482.011-C-1	18-24-103-044-1011	836	4,727	\$5,563
06-25482.012-C-1	18-24-103-044-1012	1,084	6,124	\$7,208
06-25482.013-C-1	18-24-103-044-1013	1,027	5,806	\$6,833
06-25482.014-C-1	18-24-103-044-1014	790	4,465	\$5,255
06-25482.015-C-1	18-24-103-044-1015	1,020	5,766	\$6,786
06-25482.016-C-1	18-24-103-044-1016	1,065	6,020	\$7,085
06-25482.017-C-1	18-24-103-044-1017	862	4,870	\$5,732
06-25482.018-C-1	18-24-103-044-1018	1,133	6,401	\$7,534

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a three-story, 15,984 square foot, 18-unit apartment/condominium building constructed

in 1954. The subject property has a 15,500 square foot site and is located in Summit, Lyons Township, Cook County. The subject property is classified as a class 3-99 multi-family rental condominium property and is to be assessed at 24% of market value pursuant to the Cook County Real Property Assessment Classification Ordinance (hereinafter "Ordinance").

The appellant marked on the Commercial Appeal form that assessment equity was the basis of the appeal. In support of this argument the appellant provided information on three comparables classified as class 3-15 two or three-story non-fireproof corridor apartments, or California type apartments under the Ordinance. The appellant described these properties as having 9 to 14 units. The comparables ranged in age from 28 to 43 years old and had the same neighborhood code assigned by the county assessor as the subject property. These properties had improvement assessments ranging from \$30,266 to \$106,533 or from \$3,363 to \$6,267 per unit, rounded. The appellant indicated the subject property had an improvement assessment of \$119,993 or \$6,666 per unit, rounded. The appellant also submitted a vacancy affidavit indicating the subject property had an annual weighted vacancy rate of 23% in 2006. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$87,567 or \$4,865 per unit.

The appellant further indicated on the appeal form that the subject property was the subject matter of an appeal in the 2005 tax year under Docket No. 05-25656-C-1. In that appeal the Property Tax Appeal Board issued a decision reducing the subject's assessment to \$114,785. The total assessment reflected a market value of \$441,480, rounded, when applying the 2005 Ordinance level of assessments for class 3-99 property of 26%. The Board also takes notice that the subject property was the subject matter of an appeal in the 2007 tax year under Docket No. 07-25493-C-1. (See 86 Ill.Admin.Code §1910.90(i)). In that appeal the Property Tax Appeal Board issued as decision reducing the assessment of the subject property to \$102,000 based on an agreement of the parties. The 2007 total assessment reflects a market value of \$463,636 when applying the 2007 Ordinance level of assessments for class 3-99 property of 22%. The Board takes further notice that 2005 through 2007 are in the same general assessment period for Lyons Township.

The board of review submitted its "Board of Review Notes on Appeal" wherein its final assessment of the subject totaling \$136,723 was disclosed. The subject's assessment equates to a market value of \$569,679 or \$31,649 per unit and \$35.64 per square foot of building area, including land, when using the 2006 Ordinance level of assessments for class 3-99 property of 24%.

In support of the assessment the board of review submitted a memorandum explaining the subject property was purchase in January 2004 for a price of \$850,000. In support of this contention the board of review submitted a copy of a warranty deed displaying the tax stamps. The warranty deed also indicated

that the appellant's name appeared as one of four grantors and as the grantee. In further support of the assessment the board of review submitted a copy of the subject's property record card and information on 15 comparable sales. The comparables were improved with apartment buildings ranging in size from 5,000 to 18,500 square feet of building area and had from 12 to 18 units. Thirteen of the comparables were constructed from 1931 to 1994 while the ages of two were not disclosed. The sales occurred from February 2001 to August 2007 for prices ranging from \$147,500 to \$1,125,000 or from \$10,536 to \$93,750 per unit. 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 the appeal. The Board further finds that a reduction in the subject's assessment is justified.

The appellant argued inequity with respect to 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 appellant provided assessment information on three comparables that had improvement assessments ranging from \$30,266 to \$106,533 or from \$3,363 to \$6,267 per unit, rounded. The subject had an improvement assessment of \$119,993 or \$6,666 per unit, rounded, which is above the range established by the comparables. The Board finds the board of review presented no assessment equity data to refute or rebut the appellant's assessment inequity argument but provided market data in order to demonstrate the subject's assessment was reflective of market value.

The Board further takes notice that for both the 2005 and 2007 tax years it had issued decisions reducing the subject's total assessment to \$114,785 and \$102,000, respectively. Both decisions had total assessments below the subject's total assessment for 2006 of \$136,723. The Board takes further notice that 2005 through 2007 are in the same general assessment period for Lyons Township.

After considering the evidence submitted by the parties and these other facts, the Board finds a reduction in the subject's 2006 assessment 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



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: February 24, 2012



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.