



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

APPELLANT: Peter Skiouris
DOCKET NO.: 06-26133.001-C-1
PARCEL NO.: 20-11-417-002-0000

The parties of record before the Property Tax Appeal Board are Peter Skiouris, the appellant, by attorney Gregory J. Lafakis and attorney Ellen Berkshire, with the law firm of Verros, Lafakis & Berkshire, P.C. in 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:

LAND: \$ 17,100
IMPR.: \$ 68,400
TOTAL: \$ 85,500

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of 3,000 square feet of land improved with a 79-year old, one-story, masonry building used as a commercial storefront. The improvement contains 2,500 square feet of building area. The appellant's appeal is based on unequal treatment in the assessment process.

As to the equity argument, the appellant submitted assessment data and descriptions on a total of four properties reflected on two grid sheets. The properties range in land size from 3,231 to 4,750 square feet. They are improved with a single, one-story, masonry building used as commercial storefronts. The improvements range: in age from 57 to 98 years; in size from 1,452 to 4,000 square feet of building area; and in improvement assessments from \$12.84 to \$29.97 per square foot of building area. The subject's improvement assessment is \$31.16 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

At hearing, the appellant's attorney stated that the subject and the suggested comparables are all accorded the same property classification by the county assessor's office and are all

located in Hyde Park, as is the subject. In addition, she revised the appellant's requested total assessment to \$85,500.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$95,000 was disclosed. This assessment reflects a market value of \$250,000 or \$100.00 per square foot when the Cook County Ordinance level of assessment for class 5a, commercial property of 38% is applied. In addition, copies of the subject's property record cards were submitted.

In support of the subject's market value, raw sales data was submitted for six properties. The data from the CoStar Comps service sheets reflect that the research was licensed to the assessor's office, but failed to indicate that there was any verification of the information or sources of data. The properties sold in an unadjusted range from \$80.74 to \$211.04 per square foot. The buildings contain from 1,672 to 7,500 square feet of building area. The descriptive data indicated that the properties were identified as constituting: retail/general freestanding, retail/storefront, or retail/storefront/residential usage. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the board's representative rested on the evidence submissions.

After hearing the argument and/or testimony as well as considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. 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). After an analysis of the assessment data, the PTAB finds the appellant has met this burden.

As to the equity argument, the PTAB finds that the comparables submitted by the appellant are most similar to the subject in style, size, and age. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. These comparables had improvement assessments that ranged from \$12.84 to \$29.97 per square foot of building area. The subject's improvement assessment is \$31.16 per square foot of building area is above the range established by the comparables.

The board of review's properties were accorded diminished weight due to a disparity in raw, unadjusted data.

As a result of this analysis, the PTAB finds the appellant has adequately demonstrated that the subject was inequitably assessed by clear and convincing evidence and that a reduction 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn P. Lerbis

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: August 19, 2011

Allen Castrovillari

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.