



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

APPELLANT: Nick Karras
DOCKET NO.: 06-26469.001-C-1 through 06-26469.003-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Nick Karras, the appellant(s), by attorney Brian S. Maher, of Weis, DuBrock & Doody 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
06-26469.001-C-1	13-14-200-001-0000	10,958	0	\$10,958
06-26469.002-C-1	13-14-200-002-0000	8,250	0	\$8,250
06-26469.003-C-1	13-14-200-003-0000	24,750	0	\$24,750

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a 16,651 square foot parcel of vacant land, classified as 1-00 vacant land. The appellant argued unequal treatment in the assessment process as the basis of the appeal.

In support of the equity argument, the appellant submitted information on a total of three vacant lots suggested as comparable and located within six blocks of the subject. The lots range in size from 2,250 to 6,052 square feet and have assessments from \$2.63 to \$2.64 per square foot. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's land assessment of \$73,264 or \$4.40 per square foot was disclosed. In support of the subject's assessment, the board of review presented two grids. One grid

lists sales information on four properties ranging in size from 2,500 to 4,800 square feet. These properties sold from April 2003 to May 2005 for prices ranging from \$33.60 to \$82.35 per square foot. The second grid lists market values for four properties along with the subject parcels. These properties range in size from 6,250 to 15,706 square feet and have market values of \$20.00 per square foot. Based on this evidence, the board of review 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. The Board further finds a reduction in the subject's assessment is warranted.

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 Board finds the appellant has met this burden.

The appellant presented assessment data on a total of four equity comparables. The PTAB finds these comparables similar to the subject. The properties are located within six blocks of the subject. The lots range in size from 2,250 to 6,052 square feet and have assessments from \$2.63 to \$2.64 per square foot. In comparison, the subject's land assessment of \$4.40 per square foot is above the range of comparables.

The PTAB gives little weight to the board of review's evidence as it does not contain any assessment information and in merely raw sales data and assessed market values. After considering adjustments and the differences in the comparables when compared to the subject, the PTAB finds the subject's per square foot land assessment is not supported and 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.

Ronald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Mario Morris

Member

Shawn R. 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: March 18, 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.