



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

APPELLANT: Gagik Mikaelyan
DOCKET NO.: 07-23980.001-R-1
PARCEL NO.: 15-12-435-029-1007

The parties of record before the Property Tax Appeal Board are Gagik Mikaelyan, the appellant(s); and the Cook County Board of Review.

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: \$ 1,116
IMPR.: \$ 13,174
TOTAL: \$ 14,290

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of a condominium unit. The appellant argued that there was unequal treatment in the assessment process as the basis of this appeal.

In support of this equity argument, the appellant submitted assessment data and descriptions of the subject property and four suggested comparable condominium units. Colored photographs of the subject property and the suggested comparables were also included. The data of the four suggested comparables reflects that the properties are located within one-half mile of the subject and are units within three or more story condominium buildings. The units contain between 700 and 800 square feet of living area with two suggested comparables given an approximate size within 100 square feet. These suggested comparables have improvement assessment from \$7,895 to \$12,231 and Land assessments from \$494 to \$569. Based on this analysis, the appellant requested a reduction in the assessment.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's improvement assessment was \$13,174 and the land assessment was \$1,116. In support of the subject's assessment, the board of review also submitted a memo from Matt Panush, Cook County Board of Review Analyst. The memorandum shows that eight units or 100% of ownership within the subject's building, including the subject property, sold between 2004 and 2007 for a total of \$1,166,000. An allocation of \$3,000 per unit was subtracted from the sale price for personal property to arrive at a total market value for the building of \$1,142,000. The subject's percentage of ownership, 12.84%, was then utilized to arrive at a value for the subject unit of \$146,632. The board also submitted copies of printouts from the recorder of deeds evidencing all the sales including the sale of the subject property in September 2005 for \$143,000. As a result of its analysis, the board requested confirmation of the subject's assessment.

After considering the evidence and reviewing the record, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

Appellants 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, 544 N.E.2d 762 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. Proof of assessment inequity should include assessment data and documentation establishing the physical, locational, and jurisdictional similarities of the suggested comparables to the subject property. *Property Tax Appeal Board Rule* 1910.65(b). Mathematical equality in the assessment process is not required. A practical uniformity, rather than an absolute one is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395, 169 N.E.2d 769 (1960). Having considered the evidence presented, the PTAB concludes that the appellant has not met this burden and that a reduction is not warranted.

The PTAB finds that the appellant failed to submit sufficient evidence to determine if the subject property was over assessed. Although the comparables presented by the appellant are similar in location, the PTAB finds these properties are not similar in style and design. In addition, the appellant failed to submit a key element to comparability: the percentage of ownership allocated to each unit. Therefore, the PTAB is unable to determine comparability to the subject property.

In addition, the evidence in this record disclosed that the subject property sold in September 2005 for \$143,000. The PTAB finds that the subject's current assessment is supported by the sale price.

As a result of this analysis, the PTAB further finds that the appellant has not adequately demonstrated that the subject was inequitably assessed by clear and convincing evidence and that 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.

Donald R. Cuit

Chairman

K. L. Fern

Member

Frank A. Huff

Member

Shawn P. Lerbis

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 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.