



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

APPELLANT: John Karagiannis
DOCKET NO.: 07-28314.001-C-1 through 07-28314.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are John Karagiannis, the appellant, by attorney John P. Fitzgerald of John P. Fitzgerald, Ltd., 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
07-28314.001-C-1	29-36-201-040-0000	12,274	352	\$12,626
07-28314.002-C-1	29-36-201-161-0000	31,204	34,830	\$66,034

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property consists of two parcels with a combined land area of 20,019 square feet. The land is improved with a one-story single-tenant brick building operated as a restaurant with a drive-thru lane. The structure was built in 1977 and contains 2,560 square feet of building area with central air conditioning. The site has approximately 20 angled parking spaces. The parcels are classified as Class 5A, commercial, under the Cook County Real Property Assessment Classification Ordinance (hereinafter "Ordinance") and are to be assessed at 38% of market value. The subject is located in Lansing, Thornton Township, Cook County.

The properties in this appeal were the subject matter of an appeal before the Property Tax Appeal Board for the prior year under Docket No. 06-29842.001-C-1 through 06-29842.002-C-1. In that appeal, the Property Tax Appeal Board reached a decision based upon equity and the weight of the evidence in the record as presented by the parties to the appeal. The appellant presented an appraisal of the subject property as of January 1, 2006 estimating the subject's market value as \$207,000. The appellant in this 2007 assessment appeal has submitted a copy of that same

appraisal report. Likewise, the board of review has submitted its Board of Review - Notes on Appeal in this proceeding with a copy of the same memorandum along with data on the same six suggested comparable sales which were presented in Docket No. 06-29842.001-C-1 through 06-29842.002-C-1.

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 Property Tax Appeal Board further finds from its analysis of the record that the evidence in this appeal is no different from that of the prior year. Since no new evidence was presented to warrant a change from the previous year's decision, the Board finds that the total assessment as established in the prior year's appeal is appropriate.

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

J. R.

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: April 20, 2012

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.