



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

APPELLANT: George Loukas
DOCKET NO.: 07-29432.001-R-1
PARCEL NO.: 04-27-201-047-0000

The parties of record before the Property Tax Appeal Board are George Loukas, the appellant, by attorney Deborah M. Petro of Chicago, 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: \$33,445
IMPR.: \$5,214
TOTAL: \$38,659

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is classified as a class 5-90 property under the Cook County Real Property Assessment Classification Ordinance (Ordinance) which is commercial property with minor improvements and a 14,669 square foot site. Class 5-90 property is to be assessed at 38% of market value according to the Ordinance. The property is located in Glenview, Northfield Township, Cook County.

The appellant filed the appeal and completed section 2d of the appeal form by indicating the appeal was based on comparable sales. In support of this argument the appellant provided minimal information in Section V - Comparable Sales/Assessment Grid Analysis on the appeal form. The grid analysis contained only the property index number (PIN) for the subject and four comparables as well as land assessment information for the properties, which appears to be on a square foot basis. The appellant also attached to the appeal form a memorandum directed to the Cook County Board of Review that was apparently associated with the board of review complaint. The memorandum contained a list of eight properties indentified by PIN, the land assessment for each comparable, the land square foot area and the land assessment per square foot. The appellant stated on the

memorandum that the comparables were "land sales." The comparables were reported to have ranged in size from 8,387 to 219,978 square feet with land assessments ranging from \$1 to \$16,313 or from \$.002 to \$1.32 per square foot of land area. The appellant requested the subject's land assessment be reduced to an assessment of \$.50 per square foot or \$7,335. The appellant made no request with respect to the improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$38,659 was disclosed. The subject's assessment reflects a market value of approximately \$101,734 when applying the 38% level of assessment for class 5-90 property. The board of review asserted that the Cook County Recorder of Deeds records disclosed documents were recorded indicating the subject property sold in August 2007 for a price of \$425,000. 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 the appeal. The Board further finds the evidence in the record does not support a reduction to the subject's assessment.

Initially the Board finds the appellant asserted on the appeal form that the basis of the appeal was comparable sales. Section 16-180 or the Property Tax Code provides in part that:

Each appeal shall be limited to the grounds listed in the petition filed with the Property Tax Appeal Board.

. . .

35 ILCS 200/16-180. A review of the record does not indicate that the appellant provided comparable sales but provided purported equity comparables to demonstrate assessment inequity in the land assessment. If the properties listed in the appellant's memorandum are in fact comparable sales, the Board finds the appellant did not provide data with respect to sales date, price or any descriptive data regarding improvements or classification of the comparables to demonstrate similarity to the subject property to establish overvaluation.

If the appellant was actually arguing assessment inequity, the Board finds the appellant did not provide clear and convincing evidence that the subject was being assessed inequitably as required by section 1910.63(e) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.63(e). The appellant provided limited descriptive data about the comparables and did not provide any information disclosing the comparables had the same property classification under the Ordinance as the subject property. The Board finds that without this information it cannot make a determination that the comparables were sufficiently similar to the subject to support a conclusion the

subject was being assessed at a substantially greater proportion of market value than the putative comparables.

As a final point, the Board finds the board of review provided information indicating the subject sold in August 2007 for a price of \$425,000, which reflects a market value greater than the market value reflected by the assessment of \$101,734. This evidence indicates the subject is not overvalued for assessment purposes.

Based on this record the Board finds no change in the 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.

Ronald R. Cuit

Chairman

Frank J. Huff

Member

Member

Mario M. Louie

William R. 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: September 23, 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.