



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

APPELLANT: Nick Panos  
DOCKET NO.: 08-20622.001-R-1  
PARCEL NO.: 14-20-121-021-0000

The parties of record before the Property Tax Appeal Board are Nick Panos, the appellant(s), by attorney Marie V. Mactal, of Law Offices of Terrence Kennedy Jr. 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:** \$17,217  
**IMPR.:** \$64,800  
**TOTAL:** \$82,017

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 3,968 square foot parcel of land improved with a 113 year old, three-story, masonry multi-family dwelling with three baths, and a full unfinished basement. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

The appellant lists the subject as containing 5,400 square feet of living area whereas the board of review lists the subject at 6,228 square feet. To support the appellant's contention, the appellant submitted a copy of a survey containing a sketch with measurements of the subject. The appellant also submitted a letter from a licensed appraiser stating that he verified the measurements and they are consistent with the sketch of the subject containing 5,400 square feet.

In support of the equity argument, the appellant submitted descriptions and assessment information on a total of five

properties suggested as comparable and located within the subject's neighborhood. The properties are described as two or three-story, masonry, multi-family dwellings with three and a half to six baths, and four full unfinished basements and one full finished basement with an apartment. The properties are 103 to 118 years old with 4,686 to 6,300 square feet of living area and have improvement assessments from \$10.50 to \$13.36 per square foot of living area. 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 improvement assessment of \$78,971 or \$14.62 per square foot of living area using 6,228 square feet was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information on four properties suggested as comparable and located within the subject's neighborhood and two are within a quarter mile of the subject. The properties are described as three-story, masonry, multi-family dwellings with three to six baths, and full unfinished basements. The properties are 103 to 108 years old with 5,844 to 6,300 square feet of living area and have improvement assessments of \$12.32 to \$14.77 per square foot of living area. The board included the subject's property characteristic printout which lists the subject as containing 6,228 square feet, without further explanation. 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 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 subject's square footage, the PTAB finds the appellant provided documented evidence to show that the county has incorrectly described the subject's square footage. An appraisal company submitted a letter stating that an appraiser measured the exterior of the subject and that it matches the survey which indicates the correct gross building area as 5,400 square feet. The survey was attached to the file. Therefore the PTAB finds that the subject contains 5,400 square feet and an assessment of \$14.62 per square feet.

The parties presented a total of nine properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #4, and #5, and the board of review's comparable #2 most similar to the subject in size, construction, and age. The

properties are described as two or three-story, masonry, multi-family dwellings. The properties are 103 to 118 years old with 5,892 to 5,943 square feet of living area and have improvement assessments from \$10.50 to \$13.75 per square foot of living area. In comparison, the subject's improvement assessment of \$14.62 per square foot of living area is above the range of these comparables. Therefore, after considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported and a reduction in the improvement assessment 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

*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: June 22, 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.