



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

APPELLANT: Philip Stamatakos  
DOCKET NO.: 08-26700.001-R-1  
PARCEL NO.: 18-05-413-009-0000

The parties of record before the Property Tax Appeal Board are Philip Stamatakos, the appellant, by attorney Arnold G. Siegel, of Siegel & Callahan, P.C. 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:** \$ 19,140  
**IMPR.:** \$ 50,460  
**TOTAL:** \$ 69,600

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 16,500 square foot parcel of land improved with a 54-year old, two-story, masonry, single-family dwelling containing 3,232 square feet of building area. Amenities include two full and one-half baths, a full basement, two fireplaces, and a two-car garage.

The appellant argued that the market value of the subject property is not accurately reflected in the property's assessed valuation as the basis of this appeal.

In support of the market value argument, the appellant submitted an appraisal report of the subject property with an effective date of January 1, 2008. The appraisers estimated a market value for the subject of \$725,000, based upon development of one of the three traditional approaches to value. The appraisers

inspected the subject on April 21, 2010. Exterior photographs of the subject were also included in this appraisal. They developed a highest and best use as vacant, was to leave the property vacant, while the highest and best use as improved was its current use.

Under the sales comparison approach, the appraisers used 5 sale comparables with an unadjusted sale range from \$194.55 to \$228.27 per square foot. After making adjustments to the comparables for pertinent factors, the appraisers opined a market value for the subject of \$225.00 per square foot or \$725,000, rounded. Based upon this evidence, the appellant requested a reduction in market value.

The board of review submitted "Board of Review-Notes on Appeal" wherein the subject's total assessment was \$95,203. The subject's assessment reflects a market value of \$991,698 using the Illinois Department of Revenue three-year median level of assessment for class 2, residential property of 9.60%.

In support of an equity argument, the board of review submitted a descriptive and assessment grid analysis reflecting data on the four properties. They are two-story, masonry, single-family dwellings. They range: in age from 51 to 57 years; in improvement size from 2,574 to 3,036 square feet of living area; and in improvement assessments from \$23.95 to \$25.23 per square foot. The subject's improvement assessment is \$23.53 per square foot of living area.

In addition, sales data was provided for property #3 reflecting a sale in November, 2005, for a price of \$550,100 or \$213.71 per square foot of living area. Based upon this analysis, the appellant requested a reduction in the subject's improvement assessment.

After considering the arguments and reviewing the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. After submission of the parties' evidence, they waived their right to a hearing.

When overvaluation is claimed the appellant has the burden of proving the value of the property by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002); Winnebago County Board of Review v. Property Tax Appeal Board, 313 Ill.App.3d 179 (2<sup>nd</sup> Dist. 2000). Proof of market value may

consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. 86 Ill.Admin.Code 1910.65(c). Having considered the evidence presented, the Board concludes that the appellant has met this burden and that a reduction is warranted.

The Board finds the best evidence of the subject's market value to be the appellant's appraisal, which utilized one of the three traditional approaches to value in developing the subject's market value. The Board also finds the appraisal to be persuasive for the appraisers: have experience in appraising and assessing property; personally inspected the subject property; estimated a highest and best use for the property; and utilized market data in undertaking the sales comparison approach to value, while making adjustments to the sale comparables where necessary.

In contrast, the Board finds that the board of review submitted raw, unadjusted sales data for one property, while submitting descriptive and assessment data on three additional properties.

Therefore, the Board finds that the subject property contained a market value of \$725,000. Since the market value of the subject has been established, the Illinois Department of Revenue's three-year median level of assessment for Class 2, residential property of 9.60% will apply. Therefore, the Board finds that 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. Crit*

Chairman

*K. L. Fan*

Member

*Richard A. Huff*

Member

*Mario M. Lino*

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: March 21, 2014

*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.