



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

APPELLANT: Eubelia Limas
DOCKET NO.: 08-30979.001-C-1
PARCEL NO.: 17-06-209-013-0000

The parties of record before the Property Tax Appeal Board are Eubelia Limas, the appellant, by attorney Michael Griffin in 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: \$ 10,874
IMPR.: \$ 72,978
TOTAL: \$ 83,852

Subject only to the State multiplier as applicable.

ANALYSIS

The subject property is improved with a three-story, apartment building with seven or more rental units with 6,624 square feet of living area. The property is classified by the assessor as class 3, rental, multi-family property containing seven or more units under the Cook County Classification Ordinance. The property is located in West Chicago Township.

The subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under docket #07-30702-C-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$75,167 based upon a stipulation between the parties.

The appellant's attorney asserted that 2007 and 2008 were within the same general assessment period for residential property.

Beyond the submission of the 2007 Board decision, the appellant's attorney failed to present any further evidence.

The board of review submitted its "Board of Review Notes on Appeal" wherein the final assessment of the subject property totaling \$83,569 was disclosed. This assessment reflected a market value of \$417,845 or \$63.08 per square foot of living area with the application of the 20% level of assessment for class 3, rental property as determined by the Cook County Classification Ordinance. The board of review submitted a cover memorandum as well as descriptions and sales information on six suggested comparables to demonstrate that the subject's assessment reflected the property's market value. These properties sold for prices that ranged from \$126.47 to \$214.73 per square foot of living area. In addition, the board of review's memorandum stated that the subject was a multi-family building with 6,624 square feet of living area on a 2,832 square foot site.

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. Pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185), the Board finds that the prior year's decision should NOT be carried forward to the subsequent year subject only to equalization.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The record disclosed the Property Tax Appeal Board issued a decision reducing the subject's 2007 assessment. Beyond this, there is no evidence in the record which further indicates that the subject property is an owner-occupied dwelling and that 2007

and 2008 are within the same general assessment period. In contrast, the board of review's evidence reflects that the subject property is a multi-family dwelling with seven or more units therein.

Further, the Board finds that the board of review's sale comparables support the subject's current market value. The six sales range in price from \$126.47 to \$214.73 per square foot. The subject's assessment reflects a market value of \$63.08 per square foot, which is below the range established by the sale comparables.

For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment 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.

Chairman



Member



Member

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: April 24, 2015



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.