



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

APPELLANT: George Nikolopoulos
DOCKET NO.: 09-32846.001-R-1 through 09-32846.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are George Nikolopoulos, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
09-32846.001-R-1	32-06-101-004-0000	2,359	7,026	\$9,385
09-32846.002-R-1	32-06-101-005-0000	2,353	19,532	\$21,885
09-32846.003-R-1	32-06-101-006-0000	1,828	9,922	\$11,750

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2009 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a part two-story, 4,824 square foot restaurant building built in 1918. The property has a 10,466 square foot site and is located in Bloom Township, Cook County. The property is a class 5-92 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant argued a contention of law as the basis of the appeal. In support of this argument the appellant submitted an

affidavit stating that the subject contains a restaurant and an apartment, and that the subject contains approximately 3,000 square feet of building area. The appellant also submitted photos, an undated property record card, a plat of survey, and a copy of the subject's Property Tax Appeal Board stipulation and decision from 2008, PTAB docket 08-29058.001-C-1. The appellant's attorney stated that the subject should be classified as a class 2 property which is assessed at 10% of market value and not a class 5 property which is assessed at 25% of market value under the under the Cook County Classification Ordinance. In addition, the appellant's attorney stated that during a 2008 PTAB settlement conference, the parties stipulated to a total assessment of \$45,283. Based on this evidence, the appellant's attorney requested that the Board reduce the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,020. The subject's assessment reflects a market value of \$172,080 or \$35.67 per square foot of living area, including land, when applying the 2009 level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25%. In support of its contention of the correct assessment the board of review submitted five sale comparables.

Conclusion of Law

The appellant made a contention of law argument. The Board finds the appellant did not submit sufficient evidence to show the subject's assessment does not reflect its market value.

Based on the evidence in the record, the Board finds a reduction in the subject's assessment is not justified. Section 16-180 of the Property Tax Code (Rule Section 1910.50 of the Official Rules of the Property Tax Appeal Board) state in pertinent part, "All proceedings before the Property Tax Appeal Board shall be considered de novo meaning the Board will consider only the evidence, exhibits and briefs submitted to it, and will not give any weight or consideration to prior actions by a local board of review ..." (86 Ill.Admin.Code Section 1910.50).

The appellant's attorney stated that during a 2008 PTAB settlement conference, the parties stipulated to a total assessment of \$45,283. As this matter is considered de novo, the Board grants no weight to the appellant's argument that the subject's 2009 assessment should be reduced based on a 2008 stipulated assessment, and accompanying PTAB decision, docket 08-29058.001-C-1. As such, the Board finds a reduction in the subject's assessment, on this basis, is not warranted.

The Board takes judicial notice that the Cook County Classification Ordinance defines a class 2-12 property as a mixed use commercial/residential building with apartment and commercial

area totaling 6 units or less with a square foot area less than 20,000 square feet, any age. In addition, the ordinance defines a class 5-92 property as a two or three story building containing part or all retail and/or commercial space. The Board finds that the appellant submitted sufficient evidence to demonstrate the subject meets the criteria of a class 2-12 property; however, the appellant did not provide any evidence to demonstrate the subject's market value is not accurately reflected in its assessment, or that the subject is inequitably assessed. As such, the Board finds a reduction in this 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.

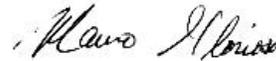
Chairman



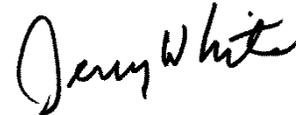
Member



Member



Member



Acting 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: August 21, 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.