



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

APPELLANT: James Roupas  
DOCKET NO.: 10-30867.001-C-1 through 10-30867.003-C-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are James Roupas, the appellant(s), by attorney Brian P. Liston, of Law Offices of Liston & Tsantilis, 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 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
10-30867.001-C-1	24-02-428-039-0000	9,703	18,912	\$28,615
10-30867.002-C-1	24-02-428-040-0000	22,703	45,418	\$68,121
10-30867.003-C-1	24-02-428-049-0000	17,465	34,650	\$52,115

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a three parcels of land totaling 14,777 square feet and improved with a 19 year old, one-story, commercial, strip center building containing 5,952 square feet of building area. The appellant, via counsel, 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 this argument, the appellant submitted descriptions and sales information on six properties. The properties range in size from 4,918 to 14,050 square feet of building area. They sold from September 2007 to February 2008

for prices ranging from \$292,000 to \$913,500 or from \$58.40 to \$88.24 per square foot of building area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's total assessment of \$148,851 was disclosed. This assessment reflects a fair market value of \$595,404 or \$99.23 per square foot of building area when the Cook County Real Property Assessment Classification Ordinance level of assessments of 25% for Class 5 properties is applied.

In support of the subject's assessment, the board of review presented descriptions and sales information on a total of eight properties. These property range in size from 4,282 to 8,715 square feet of building area and sold from May 2007 to October 2008 for prices ranging \$600,000 to \$1,880,000 or \$96.93 to \$215.72 per square foot of building area, including land.

At hearing, the appellant's attorney argued that two if the appellant's comparables are located in Worth Township and that Comparable #3 is the closest in proximity to the subject and sold for \$77.27 per square foot of living area.

The board of review's representative, Lena Henderson, argued that the board of review's comparables support 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.

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, 331Ill.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).

The parties submitted a total of 14 suggested comparables. In reviewing the evidence, the PTAB finds the appellant's comparables #3 and #5 and the board of review's comparables #2, #3, #4, and #5 most similar to the subject and, therefore,

receive the most weight in the analysis. These properties sold between September 2007 and October 2008 for prices ranging from \$292,000 to \$1,500,000 or from \$58.40 to \$189.39 per square foot of building area, including land. In comparison, the subject properties assessment reflects a value of \$595,404 or \$99.23 per square foot of building area, including land, which is within the range established by the most similar comparables. Therefore, after considering adjustments and the differences in the comparables when compared to the subject, the PTAB finds the subject's market value based on the assessment is supported and a reduction in the 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.



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Chairman



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Member



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Member



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Member



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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: May 21, 2014



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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.