



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

APPELLANT: Nick Tzavaras  
DOCKET NO.: 11-29508.001-R-1 through 11-29508.012-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Nick Tzavaras, the appellant; 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
11-29508.001-R-1	27-18-404-001-0000	167	0	\$167
11-29508.002-R-1	27-18-404-002-0000	167	0	\$167
11-29508.003-R-1	27-18-404-003-0000	167	0	\$167
11-29508.004-R-1	27-18-404-004-0000	167	0	\$167
11-29508.005-R-1	27-18-404-005-0000	167	0	\$167
11-29508.006-R-1	27-18-404-006-0000	167	0	\$167
11-29508.007-R-1	27-18-404-007-0000	167	0	\$167
11-29508.008-R-1	27-18-404-008-0000	167	0	\$167
11-29508.009-R-1	27-18-404-009-0000	167	0	\$167
11-29508.010-R-1	27-18-404-010-0000	167	0	\$167
11-29508.011-R-1	27-18-404-011-0000	167	0	\$167
11-29508.012-R-1	27-18-404-012-0000	167	0	\$167

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 2011 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 is vacant land, has a 155,334 square foot site and is located in Orland Township, Cook County. The subject is classified as a class 1-00 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 16, 2008, for a price of \$20,000. The appellant provided a settlement statement for the purchase. Attached to the settlement statement were two black-and-white photographs and two topographical delineations of the subject from the FEMA website. The appellant submitted a signed note that stated, "all of the subject property consists of "wetlands, floodway/floodplain" and "has no road access, utilities." Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$7,756. The subject's assessment reflects a market value of \$77,560 or \$.50 per square foot of living area, when using the board of review's indicated size of 155,334 square feet and the Cook County Ordinance level of assessment of 10.00% for Class 1 property. In support of its contention of the correct assessment the board of review submitted information on five suggested comparable sales.

**Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the purchase of the subject property in January, 2008 for a price of \$20,000. The appellant submitted a copy of the settlement statement. The Board finds the board of review did not present any evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. Based on this record the Board finds the subject property had a market value of \$20,000 as of January 1, 2011. Since market value has been determined, the Cook County Ordinance level of assessment of 10.00% for Class 1 property shall apply (86 Ill.Admin.Code §1910.50(c)(3)).

Docket No: 11-29508.001-R-1 through 11-29508.012-R-1

Based on this record the Board finds the subject's assessment is not reflective of market value and a reduction in the subject's assessment is justified.

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.

*Donald R. Cuit*

Chairman

*K. L. Fern*

Member

*Tracy A. Huff*

Member

*Marko M. Louis*

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: February 20, 2015

*A. P. ...*

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.