



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

APPELLANT: Lyubomir Alexandrov
DOCKET NO.: 12-28038.001-R-1
PARCEL NO.: 20-26-230-017-0000

The parties of record before the Property Tax Appeal Board are Lyubomir Alexandrov, the appellant(s); 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: \$ 2,440
IMPR.: \$ 9,293
TOTAL: \$ 11,733

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 2012 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 3,050 square foot parcel of land improved with a 108 year-old, two-story, masonry, multi-family dwelling. The property is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three sales comparables along with black and white

photographs. These comparables are described as two-story, masonry, multi-family dwellings. They sold between May 2010 and March 2011 for prices ranging from \$19,500 to \$22,000 or from \$7.65 to \$10.46 per square foot of living area.

In addition, the appellant lists the subject's improvement size as 2,448 square feet of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,733. The subject's assessment reflects a market value of \$121,084 using the 2012 Illinois Department of Revenue's three-year level of assessment of 9.69% for class 2 property. The board of review lists the subject's improvement size at 2,420 square feet of living area which reflects a market value of \$50.03 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted information on three sales comparables along with black and white photographs. These comparables are described as two-story, masonry, multi-family dwellings. They sold between February and August 2011 for prices ranging from \$135,000 to \$170,000 or from \$52.00 to \$75.08 per square foot of living area.

In rebuttal, the appellant submitted a letter asserting that the board of review's comparables are in better condition than the subject and submitted written statements he purports are made by realtors about these comparables. He also argues the subject has not been updated in the last 60 years.

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 has not met this burden of proof and a reduction in the subject's assessment is not warranted.

As to the subject's improvement size, the Board finds the appellant failed to submit any evidence to show the county has incorrectly listed the subject's improvement size and, therefore, find the subject contains 2,420 square feet of living area.

The Board finds the best evidence of market value to be appellant's comparables #1 and #2, and the board of review's comparables #1 and #3. They sold between May 2010 and August 2011 for prices ranging from \$19,500 to \$170,000 or from \$7.65 to \$75.08 per square foot of living area. The subject's assessment reflects a market value of \$50.03 per square foot of living area which falls within the range established by the best comparables in this record. Based on this record and after adjustments to the

comparables the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject's improvement was overvalued and a reduction in the subject's assessment is not 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

Frank A. Huff

Member

Mario Morris

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: December 19, 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.