



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

APPELLANT: Miroslav Jasek & Michaela Manova
DOCKET NO.: 12-29174.001-C-1 through 12-29174.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Miroslav Jasek and Michaela Manova, the appellants, by attorney William I. Sandrick of the Sandrick Law Firm LLC in South Holland; 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
12-29174.001-C-1	17-32-403-045-1003	1,858	16,142	\$18,000
12-29174.002-C-1	17-32-403-045-1004	2,014	16,986	\$19,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 two residential condominium units located in a four story, four unit condominium building. The condominium was constructed in 2007. Unit 1003 is located

on the third floor and Unit 1004 is located on the fourth floor. The units are described as having identical layouts consisting of a living room with adjoining dining area, kitchen, three bedrooms, two bathrooms, a mechanical closet and a front and rear balcony. The property is located in Chicago, South Chicago Township, Cook County. The properties are classified as class 2-99 residential condominiums under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal with an effective date of January 1, 2012 estimating Unit 1003 had a market value of \$180,000 and Unit 1004 had a market value of \$190,000. The appraisal was prepared by David M. Richmond, Certified General Real Estate Appraiser, of Richmond Appraisals, LLC. In estimating the market value of the subject property the appraiser developed the sales comparison approach to value.

The appellants also submitted a copy of the final decision issued by the Cook County Board of Review disclosing a total assessment for Unit 1003 of \$25,333 and a total assessment for Unit 1004 of \$27,462. The assessments reflect market values of \$253,330 and \$274,620, respectively, when applying the Cook County Real Property Assessment Classification Ordinance level of assessments for class 2-99 property of 10%. The appellants requested the assessment for Unit 1003 be reduced to \$18,000 and the assessment for Unit 1004 be reduced to \$19,000 so as to reflect the appraised values.

The board of review did not timely submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value in this record to be the appraisal submitted by the appellants estimating Unit 1003 had a market value of \$180,000 as of January 1, 2012 and estimating Unit 1004 had a market value of \$190,000 as of January 1, 2012. The subjects' assessments reflect market values above the appraised values presented by the appellants. The board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the appellants' argument as required by section 1910.40(a) of the rules of the Property Tax Appeal Board and is found to be in default pursuant to section 1910.69(a) of the rules of the Property Tax Appeal Board. 86 Ill.Admin.Code §1910.40(a) & §1910.69(a). Based on this record the Property Tax Appeal Board finds 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.

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: May 22, 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.