



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

APPELLANT: Chris Christopoulos
DOCKET NO.: 10-34983.001-R-1
PARCEL NO.: 12-14-214-012-0000

The parties of record before the Property Tax Appeal Board are Chris Christopoulos, the appellant, 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:

LAND: \$ 8,301
IMPR.: \$ 34,351
TOTAL: \$ 42,652

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 2010 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 54-year old, two-story, single-family dwelling of frame and masonry construction with 2,554 square feet of living area. Features of the home include a full basement, central air conditioning, a fireplace, and a two-car garage. The property has an 8,514 square foot site and is located in Norwood Park Township, Cook County. The subject is classified as a class 2, residential property under the Cook County Real Property Assessment Classification Ordinance.

Procedurally, the appellant's petition reflects an appeal based upon sales comparables. However, there was an absence of any sales data in the appellant's pleadings. In actuality, the

appellant submitted data contending assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted limited descriptive and assessment information on four suggested equity comparables. The properties were improved with masonry dwellings that ranged in age from 47 to 55 years and in improvement assessments from \$11.87 to \$12.36 per square foot. As to the subject, the appellant asserted a total assessment of \$42,652. In support, the appellant submitted a copy of the subject's 2011 board of review decision.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$42,652, while submitting a copy of the subject's property characteristic printouts. The subject property has an improvement assessment of \$34,351 or \$13.45 per square foot of living area reflecting the 2010 tax year at issue. In support of its contention of the correct assessment, the board of review submitted descriptive, assessment and sales information on four suggested equity comparables located within a quarter-mile radius of the subject. The properties ranged: in age from 6 to 42 years; in improvement size from 2,236 to 2,968 square feet of living area; and in improvement assessments from \$15.72 to \$15.98 per square foot.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant *did not meet* this burden of proof and a reduction in the subject's assessment *is not warranted*.

The Board finds the best evidence of assessment equity to be the *board of review's comparables #1 through #3*. These comparables had improvement assessments that ranged from \$15.72 to \$15.75 per square foot of living area. The subject's improvement assessment of \$13.45 per square foot of living area falls below the range established by the best comparables in this record. The Board accorded the appellant's suggested comparables minimal weight due to the absence of pertinent data for the 2010 tax year at issue. Based on this record, the Board finds the appellant *did not demonstrate* with clear and convincing evidence that the subject's improvement was inequitably assessed 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.

Mario Albino

Chairman

K. L. Ferr

Member

JR

Member

Jerry White

Acting Member

Robert Hoffmann

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: April 22, 2016

A. Heston

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.