



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

APPELLANT: Aris Metropulos
DOCKET NO.: 16-24041.001-R-1
PARCEL NO.: 01-13-103-039-0000

The parties of record before the Property Tax Appeal Board are Aris Metropulos, 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 in this matter, 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: \$13,536
IMPR.: \$88,610
TOTAL: \$102,146

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 2016 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 2-story dwelling of masonry construction. The dwelling is approximately 19 years old and has 5,947 square feet of living area. Features of the home include a full finished basement, central air conditioning, two fireplaces and a 4-car garage. The property has a 49,222 square-foot site and is located in Inverness, Barrington Township, Cook County. The subject is classified as a class 2-09 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 comparable sales that sold from December 2013 to February 2016 for prices that ranged from \$675,000 to \$825,000 or from \$104.73 to \$145.45 per square foot of living area, land included. To document these sales, the appellant submitted copies of the properties' deed history from the website of the Cook County Recorder of Deeds.

The appellant's comparable sales have the same assigned neighborhood and classification codes as the subject, and two are located on the same block as the subject. The comparables have sites that range from 50,351 to 58,718 square feet of land area. The comparables are improved with 2-story dwellings of masonry construction. The dwellings are 22 or 27 years old and contain from 5,672 to 6,445 square feet of living area. The comparables have full basements, with two having finished area. Each comparable has central air conditioning, two fireplaces, and a garage, either 2-car or 3-car. Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$80,044.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$102,146. The subject's assessment reflects a market value of \$1,021,460 or \$171.76 per square foot of living area, including land, when applying the 10% level of assessments for class 2 property in Cook County.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that sold from June 2013 to November 2014 for prices that ranged from \$1,065,000 to \$1,499,287 or from \$194.77 to \$280.45 per square foot of living area, land included. The comparable sales have the same assigned neighborhood and classification codes as the subject. The comparables have sites that range from 43,821 to 58,152 square feet of land area. The comparables are improved with 2-story dwellings of masonry construction. The dwellings range in age from 12 to 22 years old and contain from 5,346 to 6,268 square feet of living area. The comparables have full finished basements, central air conditioning, two fireplaces, and garages, either 3-car or 4-car. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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

The Board finds the parties submitted information on seven comparable sales. The Board gave less weight to the appellant's comparable sale #2 and board of review comparable sale #1. The Board finds these properties sold in 2013 and were considered to be dated and not reflective of market value as of the January 1, 2016 assessment date. The Board also gave less weight to the appellant's comparable #1 due to its unfinished basement.

The Board finds the best evidence of market value in the record to be the appellant's comparable sale #3 and board of review comparable sales #2 through #4. These properties are similar to the subject in design, exterior construction, age, living area and most features. These comparables sold for prices ranging from \$145.45 to \$280.45 per square foot of living area, land included. The subject's assessment reflects a market value of \$171.76 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence, the Board finds 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. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman



Member



Member



Member

Member

DISSENTING: _____

CERTIFICATION

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: September 17, 2019



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 or years of the same general assessment period, as provided in Sections 9-125 through 9-225, 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 such subsequent year or years 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 OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

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.

PARTIES OF RECORD

AGENCY

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