



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

APPELLANT: Stella Budz
DOCKET NO.: 16-25378.001-R-1
PARCEL NO.: 23-35-309-011-0000

The parties of record before the Property Tax Appeal Board are Stella Budz, 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: \$ 6,432
IMPR.: \$16,771
TOTAL: \$23,203

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 26-year old, one-story, masonry, single-family dwelling with 1,431 square feet of living area. Features of the home include: a partial basement, central air conditioning, two full and one half-baths, one fireplace, and a two and one-half car garage. The property is located in Palos Township, Cook County. The subject is classified as a class 2-03, residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's petition contends overvaluation as the basis of the appeal. In support of this argument, the appellant's grid sheet reflects incorrect descriptive and assessment data as well as an incorrect parcel index number(PIN) for the subject property, which contradicts the appellant's initial pleadings and the attached board of review's decision. In addition, the three comparable

sales are improved with a two-story, masonry or frame and masonry, single-family dwelling. The improvements range in size from 2,606 to 3,536 square feet of living area. They sold from March, 2015 through May, 2016 for unadjusted prices that ranged from \$88.26 to \$95.91 per square foot of living area. Amenities included: a partial or full basement and one fireplace, while two properties contain a two-car garage.

Further, the appellant submitted copies of the sales' deeds and/or website printouts from the Cook County Recorder of Deeds office relating to each sales' details. Based upon this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,203. The subject's assessment reflects a market value of \$232,030 or \$162.15 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. This data is supported by the board of review's decision submitted by the appellant as well as the attachments in the board of review's pleadings. Moreover, the board submitted several color photographs of the subject property as a one-story, masonry, single-family dwelling.

In support of its contention of the correct assessment, the board of review initially submitted information on four equity comparables on its own grid sheet. The board's second grid sheet contained four sales comparables. These are improved with a one-story, single-family dwelling of masonry or frame and masonry exterior construction. The improvement ranged in age from 43 to 60 years and in size from 1,3347 to 1,766 square feet of living area. They sold from April to July, 2014 for unadjusted prices that ranged from \$168.46 to \$219.78 per square foot of living area.

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 best evidence of market value to be the board of review's comparable sales. These comparables sold for unadjusted prices ranging from \$168.46 to \$219.78 per square foot of living area, including land. The subject's assessment reflects a market value of \$162.15 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence and after making adjustments to the sales for pertinent factors, 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: May 26, 2020



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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