



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

APPELLANT: Andrew Reese
DOCKET NO.: 17-26348.001-R-1
PARCEL NO.: 05-33-117-035-0000

The parties of record before the Property Tax Appeal Board are Andrew Reese, 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 **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:

LAND: \$8,066
IMPR.: \$44,434
TOTAL: \$52,500

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 2017 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 two-story, single-family dwelling of frame and masonry exterior construction with 2,725 square feet of living area. The dwelling is approximately 62 years old. Features of the home include a crawl space foundation, one fireplace, and a 1.5-car garage. The property has a 7,682 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-78 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 four comparable sales which are located within the same neighborhood code as the subject property. The comparables are improved with similar class 2-78 dwellings of frame or frame and masonry exterior construction ranging in size from 2,392 to 2,931 square feet of living area. The dwellings range in age from 22 to 60 years old. Three

comparables each have a full basement with one having finished area, and one comparable is described as having a crawl space foundation. Each comparable has central air conditioning and from a 1.5-car to a 2.5-car garage. Three comparables each have one or two fireplaces. The comparables have sale dates ranging from January 2015 through October 2016 for prices ranging from \$400,000 to \$550,000 or from \$154.08 to \$199.57 per square foot of living area, including land. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$50,404.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$61,803. The subject's assessment reflects a market value of \$618,030 or \$226.80 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties with equity data and one of which also sold. The comparables' equity data will not be included in the Board's analysis as it is not responsive to the appellant's overvaluation argument.

The board of review comparable #3 consists of a sale property located within the same neighborhood code as the subject and within .25 of a mile from the subject. This comparable is improved with a two-story dwelling of frame and masonry exterior construction with 2,424 square feet of living area. The dwelling is 62 years old. Features include a partial unfinished basement, central air conditioning, one fireplace, and a two-car garage. The property sold in July 2014 for \$629,000 or \$259.49 per square foot of living area, including land.

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

The parties submitted a total of five comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #3 and #4 due to the dwellings' newer ages when compared to the subject dwelling. The Board also gives less weight to the board of review comparable #3 that sold in July 2014, which is less probative of the subject's real estate market as of the January 1, 2017 assessment date at issue.

The Board finds the best evidence of market value in the record to be the appellant's comparables #1 and #2. These two comparables are similar to the subject in neighborhood and classification codes, design, age, dwelling size, and some features. These two comparables sold in November 2015 and October 2016 for prices of \$550,000 and \$507,500 or for \$187.65 and \$199.57 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$618,030 or \$226.80 per square foot of living area, including land,

which falls above the two most similar comparables in this record, and does not appear to be justified given the subject's lack of air conditioning when compared to the best sales in the record. Based on this evidence, the 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. 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:

April 20, 2021



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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