



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

APPELLANT: Georgia Stavrakis
DOCKET NO.: 17-27120.001-R-1
PARCEL NO.: 23-35-314-017-0000

The parties of record before the Property Tax Appeal Board are Georgia Stavrakis, 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: \$7,703
IMPR.: \$30,984
TOTAL: \$38,687

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 dwelling of frame and masonry construction with 3,136 square feet of living area. The dwelling is 25 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and two-car garage. The property has a 10,625 square foot site and is located in Palos Hills, Palos 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 that were located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 9,758 to 17,507 square feet of land area. The comparables were class 2-78 dwellings of frame, masonry or frame and masonry construction containing from 3,169 to 3,346 square feet of living

area. The dwellings ranged in age from 16 to 30 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from January 2015 to September 2017 for prices ranging from \$380,000 to \$429,000 or from \$118.05 to \$128.56 per square foot of living area, including land.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$38,687. The requested assessment would reflect a total market value of \$386,870 or \$123.36 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%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,838. The subject's assessment reflects a market value of \$418,380 or \$133.41 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%.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties, all of which were located on the same block and within the same neighborhood code as the subject property. The board of review's comparable #4 was the same property as the appellant's sale #1. The comparables had lots ranging in size from 9,758 to 10,935 square feet of land area and were improved with similar two-story dwellings of frame and masonry construction. The homes ranged in size from 2,874 to 3,337 square feet of living area and ranged in age from 20 to 25 years old. The comparables had other features with varying degrees of similarity to the subject. Comparable #3 sold in February 2015 for \$449,000 or \$142.27 per square foot of living area including land, and comparable #4 sold in January 2015 for \$429,000 or \$128.56 per square foot of living area including land.

Based on this evidence the board of review requested that the subject's assessment be confirmed.

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 gave less weight to the parties' common comparable sale, as well as the board of review's comparable sale #3, due to their sales occurring greater than 22 months prior to the January 1, 2017 assessment date at issue. The Board also gave less weight to the board of review's comparables #1 and #2 due to the lack of sales information, which would make them non-responsive to the overvaluation argument brought by the appellant. The Board finds the best sales in the record were the appellant's comparable sales #2, #3 and #4. These comparables were similar to the subject and also sold most proximate in time to the January 1, 2017 assessment date at issue. The best comparables sold from January 2016 to September 2017 for prices

ranging from \$380,000 to \$405,000 or from \$118.05 to \$127.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$418,380 or \$133.41 per square foot of living area, including land, which falls above the market values of the best comparable sales in this record.

Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request 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: November 17, 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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