



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

APPELLANT: Christina Korolis  
DOCKET NO.: 17-28235.001-R-1  
PARCEL NO.: 08-13-411-021-0000

The parties of record before the Property Tax Appeal Board are Christina Korolis, 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:** \$3,679  
**IMPR.:** \$20,626  
**TOTAL:** \$24,305

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 55-year old, multi-level, single-family dwelling of frame and masonry construction with 1,244 square feet of living area. Features of the home include a basement with a formal rec. room and a 2-car garage. The property has a 7,358 square foot site and is located in Des Plaines, Elk Grove Township, Cook County. The subject is classified as a class 2-34 residential 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 located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 6,875 to 9,336 square feet of land area and are improved with class 2-34 dwellings of frame or frame and masonry exterior construction that range in size from 1,293 to 1,466 square feet of living area.

The dwellings range in age from 43 to 53 years old. Each comparable has a basement with formal rec. room; one comparable has central air conditioning; and three comparables each have either a 1.5-car or a 2-car garage. The comparables sold from August 2015 to March 2017 for prices ranging from \$225,000 to \$275,000 or from \$174.01 to \$188.61 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$22,308.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,305. The subject's assessment reflects a market value of \$243,050 or \$195.38 per square foot of living area, land included, when applying the level of assessment for class 2 properties of 10% as determined by the Cook County classification ordinance.

In support of its contention of the correct assessment, the board of review submitted information in a grid analysis of the subject and four comparables located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 6,483 to 8,000 square feet of land area and are improved with multi-level dwellings of frame or frame and masonry exterior construction that range in size from 1,161 to 1,418 square feet of living area. The dwellings range in age from 41 to 56 years old. Each comparable has a basement with formal rec. room, central air conditioning, and a 1-car to a 2.5-car garage. The comparables sold from July 2014 to August 2015 for prices ranging from \$250,000 to \$324,900 or from \$198.72 to \$229.13 per square foot of living area, including land. The board of review also submitted color photographs of the subject and each comparable property. Based on this evidence, the board of review requested 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales in support of their respective positions. The Board gave less weight to appellant's comparable sale #2, along with the comparables submitted by the board of review based on their sale dates in 2014 and 2015, dates less proximate in time to the January 1, 2017 assessment date at issue and, therefore, less likely to be indicative of the subject's market value as of the assessment date than the remaining comparable sales in the record.

The Board finds the best evidence of market value to be appellant's comparables #1, #3, and #4, although they each have a larger dwelling size when compared to the subject. These three best comparables in the record are most similar to the subject in location, design, age, with varying degrees of similarity in features. These comparables sold March 2016 to March 2017 for prices ranging from \$225,000 to \$275,000 or from \$174.01 to \$188.61 per square foot of living area, including land. The subject's assessment reflects a market value of \$243,050 or \$195.38 per

square foot of living area, including land, which falls within the range established by the best comparable sales in the record on an overall value basis and slightly above the range on a per square foot basis. However, the subject's higher price per square foot of living area appears to be logical based on its smaller dwelling size relative to the three best comparables and the accepted real estate principle of economies of scale which dictates that when all other factors are similar, as the size of a property increases, its per unit value decreases, and in contrast, as size of property decreases, its per unit value increases. Thus given the subject's smaller dwelling size relative to the three best comparables in the record, it would be expected to have a higher price per-square foot of living area.

After considering adjustments to the comparables for differences from the subject, the Board finds that the appellant did not prove by preponderance of the evidence that the subject property is overvalued and, therefore, no reduction in the subject's assessment is warranted.

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: March 16, 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

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