



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

APPELLANT: Miguel & Melissa Terrazas
DOCKET NO.: 17-28340.001-R-1
PARCEL NO.: 16-19-409-009-0000

The parties of record before the Property Tax Appeal Board are Miguel & Melissa Terrazas, the appellants, 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: \$4,441
IMPR.: \$15,393
TOTAL: \$19,834

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 multi-family dwelling of masonry exterior construction with a total of 2,640 square feet of living area in two apartments. The building is approximately 89 years old. Features of the subject include a full basement with a formal recreation room and a 2-car garage. The property has a 3,780 square foot site and is located in Berwyn, Berwyn Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on four comparable sales that were located within the same neighborhood code as the subject property. The comparables have lots ranging in size from 3,780 to 4,725 square feet of land area and are improved with similar class 2-11 dwellings of masonry or frame and masonry exterior construction. The comparables range in size from 2,030

to 2,942 square feet of living area and range in age from 90 to 93 years old. Each comparable has a full basement, with two featuring a formal recreation room. Each comparable also has a 2-car garage. The comparables sold from June 2015 to August 2016 for prices ranging from \$145,550 to \$195,109 or from \$58.42 to \$71.70 per square foot of living area, including land. The appellants also submitted deeds associated with the sales of the comparable properties.

Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$16,896. The requested assessment would reflect a total market value of \$168,960 or \$64.00 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 \$19,834. The subject's assessment reflects a market value of \$198,340 or \$75.13 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 sales that were located within the same neighborhood code as the subject property. The comparables have lot sizes containing either 4,080 or 4,224 square feet of land area and are improved with similar two-story multi-family dwellings of masonry exterior construction. The comparables range in size from 2,360 to 2,975 square feet of living area and range in age from 67 to 92 years old. The comparables each have a full basement with comparables #1 and #4 each having a formal recreation room and comparable #2 having an additional apartment. Each comparable also features a 2-car garage. The comparables sold from January to August 2015 for prices ranging from \$200,000 to \$234,500 or from \$75.76 to \$88.17 per square foot of living area, including land. The board of review also submitted color photographs of the subject and the comparable properties.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants 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 with varying degrees of similarity to the subject to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellants' comparable #1 based on its significantly smaller dwelling size relative to the subject. The Board also gave reduced weight to appellants' comparable sale #3 as this property appears to be an outlier given its lower sale price relative to the remaining comparables in the record and appears to be a bank-owned real estate (REO) and/or part of a commercial portfolio sale based on the information contained in the special warranty deed. The

Board finds the best evidence of market value to be the remaining comparables in the record which are relatively similar to the subject in location, design, age, lot size, dwelling size, and some features, although each comparable was sold distant in time from the subject's January 1, 2015 sale date. These best comparables in the record sold from January to December 2015 for prices ranging from \$173,000 to \$239,500 or from \$59.57 to \$88.17 per square foot of living area, including land. The subject's assessment reflects a market value of \$198,340 or \$75.13 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the comparables for differences when compared to the subject, the Board finds that the appellant did not prove by the preponderance of the evidence that the subject property is overvalued and, thus, a reduction in the subject's assessment is not 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:

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

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