



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

APPELLANT: George Polymenakos
DOCKET NO.: 17-30634.001-R-1
PARCEL NO.: 16-30-205-024-0000

The parties of record before the Property Tax Appeal Board are George Polymenakos, 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: \$3,685
IMPR.: \$12,942
TOTAL: \$16,627

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 1.5-story masonry dwelling with 1,438 square feet of living area. The dwelling is approximately 92 years old and features a full unfinished basement, central air-conditioning, and a two-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 2-03 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 that contain either 4,122 or 4,284 square feet of land area and are improved with similar class 2-03 dwellings of masonry construction. The dwellings range in size from 1,246 to 1,633 square feet of living area and are 94 or 95 years old. The comparables each have a full basement, one of which has finished area,

and a one-car or a two-car garage. Three comparables each have central air-conditioning. The properties sold from February 2015 to June 2016 for prices ranging from \$95,000 to \$165,000 or from \$74.07 to \$101.04 per square foot of living area, including land. Appellant's counsel also submitted a brief in which he contends that the only properties to sell in the subject's neighborhood in the last year were sold through foreclosure, which impacts the value of the subject property. He submitted portions of MLS listing sheets to support this argument.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$12,262. The requested assessment would reflect a total market value of \$122,620 or \$85.27 per square foot of living area, land included, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$16,627. The subject's assessment reflects a market value of \$166,270 or \$115.63 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties, only of which contains sale information. This property is located in the same neighborhood code as the subject and is improved with a similar class 2-03 1.5-story masonry dwelling that is 93 years old. The comparable contains 1,559 square feet of living area and is situated on a 3,780-square foot site. The dwelling has a full basement with finished area, and a two-car garage. The dwelling sold in April 2016 for \$191,500 or for \$122.84 per square foot of living area, land included. Based on the above evidence, the board of review requested confirmation of the subject's assessment.

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 five suggested comparable sales for the Board's consideration. The Board gave less weight to appellant's comparable sales #1, #3 and #4 as the sale of comparable sale #1 is dated as it took place almost two-years prior to the January 1, 2017 assessment date at issue and comparable #3 lacks a garage, dissimilar to the subject. Further, both comparable #3 and #4 are smaller dwellings when compared to the subject.

The Board finds the best evidence of market value to be appellant's comparable sale #2 and the board of review's single comparable sale. These comparables, which are similar to the subject in location, age, design, and some features, sold in September 2015 and April 2016 for \$145,000 and \$191,500 or \$89.73 and \$122.84 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$166,270 or \$115.63 per square foot of living

area, including land, which falls between the values of the best comparable sales in this record. After considering adjustments to the comparables for differences from the subject, 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: 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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