



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

APPELLANTS: Anastasia Stefanis and Bill Stefanis  
DOCKET NO.: 17-30656.001-R-1  
PARCEL NO.: 09-08-104-035-0000

The parties of record before the Property Tax Appeal Board are Anastasia Stefanis and Bill Stefanis, 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:** \$5,840  
**IMPR.:** \$34,472  
**TOTAL:** \$40,312

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 masonry dwelling with 2,662 square feet of living area. The dwelling is approximately 28 years old and features a full unfinished basement, central air-conditioning, a fireplace, and a two-car garage. The property has an 8,652 square foot site and is located in Des Plaines, Maine Township, Cook County. The subject is classified as a class 2-78 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 located within the same neighborhood code as the subject property and within approximately 1.2 miles of the subject. The comparables have sites that range in size from 7,229 to 10,340 square feet of land area and are improved with similar class 2-78 dwellings of masonry or frame and masonry construction. The dwellings range in size from 2,163 to 3,367 square feet of living area and range in age from

28 to 39 years old. The comparables each have a full or partial unfinished basement, central air-conditioning, a fireplace, and a two-car garage. The properties sold from June 2016 to April 2017 for prices ranging from \$322,500 to \$480,000 or from \$126.37 to \$149.10 per square foot of living area, including land.

Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$37,613. The requested assessment would reflect a total market value of \$376,130 or \$141.30 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 \$40,312. The subject's assessment reflects a market value of \$403,120 or \$151.44 per square foot of living area, including land, when applying the 2017 three-year average median level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within the same neighborhood code as the subject property and within the same block or 1/4 of a mile from the subject. The comparables have sites that range in size from 7,200 to 9,301 square feet of land area and are improved with similar class 2-78 dwellings of masonry or frame and masonry construction. The dwellings contain 2,445 or 2,538 square feet of living area and are 25 or 28 years old. The comparables each have a full basement, three of which have finished area, central air-conditioning, a fireplace, and a two-car garage. The properties sold from February to October 2016 for prices ranging from \$411,000 to \$450,000 or from \$168.10 to \$184.05 per square foot of living area, including land. Based on the above 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 suggested comparable sales for the Board's consideration. The Board gave less weight to appellants' comparable sales #1, #2 and #3 which differ from the subject in dwelling size.

The Board finds the best evidence of market value to be appellants' comparable sale #4 and the board of review's comparable sales, although three of the board of review comparables have finished basement area suggesting a downward adjustment is necessary. These comparables are similar to the subject property in location, age, design, and most features and sold from February to October 2016 for prices ranging from \$411,000 to \$450,000 or from \$147.16 to \$184.05 per square foot of living area, including land. The Board finds board of review comparable #3 is the

most similar comparable to the subject in the record and it sold for \$430,000 or \$169.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$403,120 or \$151.44 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record and below the value of the most similar comparable in the 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: 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

AGENCY

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