



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

APPELLANT: Victoria Stamatelopoulos
DOCKET NO.: 17-30675.001-R-1
PARCEL NO.: 09-13-103-012-0000

The parties of record before the Property Tax Appeal Board are Victoria Stamatelopoulos, 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: \$5,490
IMPR.: \$18,701
TOTAL: \$24,191

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 multi-level masonry dwelling with 1,214 square feet of living area. The dwelling is approximately 56 years old. Features of the home include a partial basement with finished area, and a two and one-half car garage. The property has an 8,134 square foot site and is located in Morton Grove, Maine Township, Cook County. The subject is classified as a class 2-34 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 7,586 to 8,320 square feet of land area and are improved with similar class 2-34 dwellings of frame and masonry construction. The dwellings range in size from 1,208 to 1,578 square feet of living area

and range in age from 55 to 57 years old. The comparables each have a partial basement with finished area. Three of the comparables have central air-conditioning and three of the comparables have a one-car or a two and one-half car garage. The properties sold from November 2015 to June 2017 for prices ranging from \$185,000 to \$267,000 or from \$132.33 to \$185.77 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$19,804. The requested assessment would reflect a total market value of \$198,040 or \$163.13 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 \$24,191. The subject's assessment reflects a market value of \$241,910 or \$199.27 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

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. The comparables have sites that range in size from 7,878 to 8,880 square feet of land area and are improved with similar class 2-34 dwellings of masonry or frame and masonry construction. The dwellings range in size from 1,212 to 1,398 square feet of living area and are 55 or 56 years old. The comparables each have a partial basement with finished area. Three of the comparables have central air-conditioning and three of the comparables have a one-car to a two and one-half car garage. The properties sold from June to November 2016 for prices ranging from \$333,000 to \$370,000 or from \$243.20 to \$305.28 per square foot of living area, including land. Based on this 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 eight comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparables #1, #2 and #3 as comparable #1 lacks a garage and comparables #2 and #3 only have one-car garages, dissimilar to the subject. The Board also gave less weight to board of review comparables #2 and #3 as comparable #2 lacks a garage and comparable #3 only has a one-car garage, dissimilar to the subject

The Board finds that appellant's comparable sale #4 and board of review comparable sales #1 and #3 are the best comparables in this record and were similar to the subject in location, age, dwelling size, and most features, although each of these comparables has central air-conditioning superior to the subject. These comparables sold in either June or November 2016 for prices

ranging from \$224,406 to \$370,000 or from \$185.77 to \$305.28 per square foot of living area, including land. The subject's assessment reflects a market value of \$241,910 or \$199.27 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds that 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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Victoria Stamatelopoulos, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602