



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

APPELLANT: Michael VanSlambrouck
DOCKET NO.: 17-30804.001-R-1
PARCEL NO.: 09-07-405-018-0000

The parties of record before the Property Tax Appeal Board are Michael VanSlambrouck, 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: \$ 3,960
IMPR.: \$16,059
TOTAL: \$20,019

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 consists of a one-story dwelling of masonry construction with 1,145 square feet of living area. The dwelling is 65 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a one-car garage. The property has a 6,600 square foot site and is located in Des Plaines, Maine 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 three comparable sales¹ that were located within the same neighborhood code as the subject. The comparables had lots ranging in size from 6,100 to 8,255 square feet of land area and were improved with similar class 2-03 dwellings of masonry or

¹ Appellant's comparables #1 and #4 are the same property set forth twice in the grid.

frame and masonry exterior construction. The comparables ranged in size from 1,045 to 1,225 square feet of living area and were either 61 or 85 years old. Three comparables had full unfinished basements and one comparable has central air conditioning. Each comparable has a fireplace and three comparables have one-car garages. The comparables sold from October 2015 to July 2017 for prices ranging from \$130,000 to \$202,000 or from \$114.84 to \$164.90 per square foot of living area, including land.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$15,785. The requested assessment would reflect a total market value of \$157,850 or \$137.86 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 \$20,019. The subject's assessment reflects a market value of \$200,190 or \$174.84 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 properties consisting of three equity comparables identified as #1, #2 and #3. As equity data is not responsive to the appellant's overvaluation argument, this data will not be further examined.

Comparable #4 consists of a sale property located within the same neighborhood code as the subject and within ¼ of a mile from the subject. The lot contains 6,148 square feet of land area and is improved with one-story dwelling of masonry exterior construction. The home contains 1,206 square feet of living area and was 69 years old. The dwelling has a full unfinished basement, central air conditioning and a 1.5-car garage. The property sold in October 2015 for \$245,000 or \$203.15 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 a total of four comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1/#4 due to the difference in age when compared to the subject dwelling.

On this limited record, the Board finds the best evidence of market value to be appellant's comparable sales #2 and #3 along with board of review comparable #4. These most similar

comparables sold from October 2015 to July 2017 for prices ranging from \$163,904 to \$245,000 or from \$156.85 to \$203.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$200,190 or \$174.84 per square foot of living area, including land, which is within the range of the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject is not overvalued and 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

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

APPELLANT

Michael VanSlambrouck, 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