



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

APPELLANT: Helen Eliopoulos
DOCKET NO.: 17-30809.001-R-1
PARCEL NO.: 09-27-413-002-0000

The parties of record before the Property Tax Appeal Board are Helen Eliopoulos, 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 **a reduction** 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: \$4,950
IMPR.: \$45,598
TOTAL: \$50,548

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 two-story dwelling of masonry exterior construction with 3,223 square feet of living area. The dwelling was 10 years old. Features of the home include a full unfinished basement, a fireplace, and a two-car garage. The property has a 6,600 square foot site and is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-78 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 that have the same neighborhood code as the subject. The comparables have sites ranging in size from 6,600 to 11,250 square feet of land area. The properties are improved with class 2-78 dwellings of masonry or frame and masonry exterior construction that range in size from 2,516 to 3,384 square feet of living area and in age from 28 to 62 years old. Each comparable has a full basement, with two having a

finished formal rec. room, central air conditioning, a fireplace, and a 1-car to a 2.5-car garage. The sales occurred from February 2015 to January 2016 for prices ranging from \$366,049 to \$568,500 or from \$145.49 to \$176.83 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$50,548.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,123. The subject's assessment reflects a market value of \$651,230 or \$201.72 per square foot of living area, including land, when applying the 10% level of assessment for class 2-78 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 one comparable sale and three equity comparables that have the same neighborhood code and classification code as the subject.¹ Comparable Sale #1 has 6,600 square foot site that is improved with a two-story dwelling of masonry exterior construction with 2,916 square feet of living area. The dwelling is 4 years old and features a basement with finished rec. room, central air conditioning, two fireplaces and a two-car garage. Three comparables each have one or two fireplaces. Comparable #1 sold in November 2014 for \$830,000 or \$284.64 per square foot of living area.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains five comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #1 and #4 which have a significantly smaller dwelling size or a considerably larger lot size. The Board gave less weight to the board of review comparable sale #1 since the sale occurred over 24 months prior to the January 1, 2017 assessment date and thus, was less likely to be reflective of the subject's market value. The Board finds the best evidence of market value to be the appellant's comparables #2 and #3 which overall are most similar to the subject property in location, dwelling size, age, style and features. These comparables sold for prices of \$495,000 and \$455,000 or for \$170.57 and \$134.46 per square foot of living area, including land. The subject's assessment reflects a market value of \$651,230 or \$201.72 per square foot of living area, including land, which is above the two best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is justified.

¹ The Board will not further consider board of review comparables #2, #3 and #4 in this decision as these equity comparables do not address the appellant's overvaluation argument.

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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