



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

APPELLANT: Tom Tsapralis  
DOCKET NO.: 17-31424.001-R-1  
PARCEL NO.: 09-22-307-031-0000

The parties of record before the Property Tax Appeal Board are Tom Tsapralis, 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:** \$4,912  
**IMPR.:** \$22,879  
**TOTAL:** \$27,791

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 dwelling of frame and masonry exterior construction with 1,266 square feet of living area. The dwelling is 44 years old. Features of the home include a partial basement with a finished rec. room, a fireplace, and a two-car garage. The property has a 6,550 square foot site and is located in Park Ridge, 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 that have the same neighborhood code as the subject. The comparables have sites ranging in size from 4,632 to 8,495 square feet of land area. The comparables are described as class 2-34 dwellings of masonry or frame and masonry exterior construction that range in size from 1,172 to 1,873 square feet of living area

and in age from 51 to 60 years old. Each comparable has a partial basement with a finished rec. room. One comparable has central air conditioning. Each comparable has a 1.5-car or a 2-car garage. The sales occurred from August 2015 to November 2016 for prices ranging from \$175,250 to \$365,000 or from \$149.53 to \$214.37 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$24,198.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,791. The subject's assessment reflects a market value of \$277,910 or \$218.95 per square foot of living area, including land, when applying the level of assessment for class 2-78 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 comparables with equity data. The board of review failed to address the appellant's overvaluation argument with market value evidence.

Based on this equity 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 Board gives no weight to the board of review equity comparables as they do not address the appellant's overvaluation argument.

The Board finds the only evidence of market value contained in the record are the four comparable sales submitted by the appellant. Less weight was given to appellant's sale #1 as this property appeared to be an "outlier" selling for a unit price of \$149.53 per square foot of living area, including land, significantly below the range of the other sales provided by the appellant. The Board finds the best evidence of the subject's market value to be the appellant's comparables #2, #3 and #4. They sold from August 2015 to September 2016 for prices ranging from \$349,000 to \$365,000 or from \$194.87 to \$214.37 per square foot of living area, including land. The subject's assessment reflects a market value of \$277,910 or \$218.95 per square foot of living area, including land, which falls below the range on overall price as established by the best comparable sales in this record but above the range on a price per square foot basis. The higher price per square foot is justified when considering economies of scale due to the subject's smaller dwelling size. After considering adjustments to the comparables for differences when compared to 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

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

APPELLANT

Tom Tsapralis, 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