



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

APPELLANT: Chris Rzepka  
DOCKET NO.: 17-32670.001-R-1  
PARCEL NO.: 19-32-230-046-0000

The parties of record before the Property Tax Appeal Board are Chris Rzepka, 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:** \$3,276  
**IMPR.:** \$30,750  
**TOTAL:** \$34,026

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 frame and masonry exterior construction with 2,949 square feet of living area.<sup>1</sup> The dwelling is 12 years old. Features of the home include a full unfinished basement, central air conditioning, one fireplace, and a two-car garage. The property has a 6,553 square foot site and is located in Burbank, Stickney 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 assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on seven equity

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<sup>1</sup> The Board finds the only evidence of the subject's property description was provided within the appellant's evidence.

comparables that are located within the same neighborhood code as the subject property. The comparables are two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,299 to 3,216 square feet of living area. The dwellings range in age from 16 to 58 years old. Three comparables each have a concrete slab or a crawl space foundation, and four comparables each have a partial or full unfinished basement. The appellant reported a "1" for three comparables and a "2" for one comparable within the air conditioning section of the grid analysis. One comparable has a fireplace, and each comparable has a two-car garage. The comparables have improvement assessments ranging from \$21,489 to \$31,786 or from \$9.16 to \$9.94 per square foot of living area. The appellant's submission included a copy of the "Cook County Board of Review" final decision disclosing the subject has a total assessment of \$36,570. The submission by the appellant also revealed the subject has a land assessment of \$3,276 and an improvement assessment of \$33,294 or \$11.29 per square foot of living area.

Based on this evidence the appellant's requested the subject's improvement assessment be reduced to \$28,738.

The board of review did not submit its "Board of Review Notes on Appeal" nor any evidence in support of its assessed valuation of the subject property and was found to be in default by letter dated July 18, 2019. The Cook County Board of Review's Motion to Vacate PTAB's Order of Default was denied by the Property Tax Appeal Board by letter dated September 11, 2019.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is in default pursuant to Section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a); 1910.69(a)). The board of review's effort to have the default vacated was denied by the Property Tax Appeal Board.

The Board further finds the only evidence of assessment equity to be the appellant's comparables. The Board gives less weight to the appellant's comparables #1, #3, and #5 through #7 due to significant differences in their older ages, smaller dwelling sizes, and/or lack of basement areas when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2 and #4. Although comparable #2 is older in age, these two comparables are most similar to the subject in location, design, dwelling size, foundation and most features. The appellant's

comparable #4 is the best comparable since its dwelling is also most similar in age to the subject dwelling. These two comparables have improvement assessments of \$28,349 and \$31,786 or \$9.89 and \$9.88 per square foot of living area, respectively. The subject's improvement assessment of \$33,294 or \$11.29 per square foot of living area falls above the two best comparables contained in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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:

November 17, 2020



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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