



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

APPELLANT: Chris Carollo
DOCKET NO.: 17-32700.001-R-1
PARCEL NO.: 18-06-212-037-0000

The parties of record before the Property Tax Appeal Board are Chris Carollo, 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: \$7,344
IMPR.: \$67,061
TOTAL: \$74,405

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 3,235 square feet of living area. The dwelling is approximately 79 years old. Features of the home include a full unfinished basement, two fireplaces and a two-car garage. The property has a 9,180 square foot site and is located in Western Springs, Lyons Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment inequity with respect to the improvement as the bases of the appeal. In support of the overvaluation argument the appellant 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 5,980 to 9,282 square feet of land area. The comparables are improved with similar class 2-06 dwellings of frame of frame and

masonry exterior construction ranging in size from 2,204 to 2,959 square feet of living area. The dwellings range in age from 85 to 124 years old. Each comparable has a full basement with one having finished area, three comparables each have one or three fireplaces and each comparable has a one-car to a two-car garage. The comparables sold from October 2015 to October 2017 for prices ranging from \$400,000 to \$720,000 or from \$179.69 to \$243.33 per square foot of living area, land included.

In support of the inequity argument, the appellant submitted information on seven comparable properties that are located within .24 of a mile from the subject and within the same neighborhood code as the subject property. The comparables are improved with two-story dwellings of frame or stucco exterior construction ranging in size from 2,672 to 3,489 square feet of living area. The comparables range in age from 80 to 129 years old. Each comparable has a full or partial unfinished basement, five comparables each have one or two fireplaces and each comparable has a one-car to a two and one-half-car garage. The comparables have improvement assessments ranging from \$5,941 to \$75,546 or from \$2.22 to \$21.90 per square foot of living area.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$66,511. The requested assessment would reflect a total market value of \$665,110 or \$205.60 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 request would lower the subject's improvement assessment to \$59,167 or \$18.29 per square foot of living area.

The appellant also submitted a copy of the decision of the board of review disclosing the subject property has a total assessment of \$80,558 reflecting a market value of \$805,580 or \$249.02 per square foot of living area, including land, when using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%. The submission revealed the subject has an improvement assessment of \$73,214 or \$22.63 per square foot of living area.

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. By letter dated September 11, 2019, the Board denied the board of review's motion to vacate the default order.

Conclusion of Law

The appellant contends in part that 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 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 Property Tax Appeal Board. (86 Ill.Admin.Code §1910.40(a) & 1910.69(a)).

The appellant submitted a total of four comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable sales #2 and #3 due to their smaller dwelling sizes being more than 1,000 square feet smaller than the subject dwelling. The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #4. These comparables have varying degrees of similarity when compared to the subject. They sold in October 2015 and October 2017 for prices of \$720,000 and \$560,000 or for \$243.33 and \$219.52 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$805,580 or \$249.02 per square foot of living area, including land, which is above the best comparable sales in this record both in terms of overall value and on a square foot basis which does not appear to be justified after considering adjustments to these comparables for differences when compared to the subject. The subject has a larger dwelling size and is also newer in age than the best comparables in the record and after considering necessary adjustments, the Board finds a reduction in the subject's assessment is justified on grounds of overvaluation.

Alternatively, the taxpayer contends assessment inequity as a basis of the appeal concerning the improvement assessment. 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). After an analysis of the assessment data, the Board finds after having adjusted the subject's improvement assessment based on its market value, no further reduction based on assessment inequity is warranted on this record.

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

Chris Carollo, 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