



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

APPELLANT: Anastasia Terovolos  
DOCKET NO.: 17-33451.001-R-1  
PARCEL NO.: 12-36-304-114-0000

The parties of record before the Property Tax Appeal Board are Anastasia Terovolos, 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:** \$3,625  
**IMPR.:** \$19,834  
**TOTAL:** \$23,459

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 1,352 square feet of living area. The dwelling is approximately 64 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 5,000 square foot site and is located in Elmwood Park, Leyden Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance

The appellant contends overvaluation and assessment inequity as the bases of the appeal. The appellant's land assessment was not contested. In support of the overvaluation argument the appellant submitted information on four comparable sales located in the same neighborhood code as the subject property. The comparables were improved with similar class 2-05 dwellings of masonry or frame and masonry exterior construction that range in size from 1,700 to 2,137

square feet of living area. The dwellings range in age from 66 to 78 years old. The comparables have sites containing either 5,000 or 6,250 square feet of land area. Each comparable is reported to have a partial or full basement with one having a finished basement. Each comparable has central air conditioning and one or two fireplaces. Three comparables have a one-car or two-car garage. The comparables sold from February 2015 to September 2017 for prices ranging from \$211,000 to \$350,000 or from \$124.12 to \$165.56 per square foot of living area, land included.

In support of the inequity argument the appellant submitted eight equity comparables located in the same neighborhood code and within 0.21 of a mile from the subject property. The comparables were improved with two-story dwellings of masonry or frame and masonry exterior construction that ranged in size from 1,308 to 1,656 square feet of living area. The dwellings range in age from 65 to 74 years old. Each comparable has a full or partial basement with one having finished area. Three comparables have a fireplace. Seven of the comparables have a 1.5 or 2-car garage. The comparables have improvement assessments ranging from \$16,729 to \$21,412 or from \$10.74 to \$13.75 per square foot of living area. Based on this evidence, the appellant requested that the subject's assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,459. The subject's assessment reflects a market value of \$234,590 or \$173.51 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The subject has an improvement assessment of \$19,834 or \$14.67 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same neighborhood code and on the same block as the subject. The comparables are improved with two-story dwellings of masonry or frame and masonry exterior construction that range in size from 1,291 to 1,492 square feet of living area. The dwellings are either 64 or 66 years old. Each comparable has a full basement with one having finished area. Each comparable has a one-car or a two-car garage. The comparables have improvement assessments ranging from \$19,158 to \$24,700 or from \$14.84 to \$16.94 per square foot of living area. The board of review failed to address the appellant's overvaluation argument. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted on this basis .

The appellant submitted four comparable sales for the Board's consideration. The Board finds three of the sale comparables were dissimilar to the subject in size and/or did not feature a garage like the subject. The Board finds the one remaining sale comparable does not overcome the burden of moving forward with substantive documentary evidence to substantiate a reduction in the subject's assessment based on overvaluation.

The taxpayer also 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted twelve equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #7 because it lacks a garage which the subject features. The Board finds the best evidence of assessment equity to be the remaining comparables submitted by both parties. These comparables have varying degrees of similarity in location, age, dwelling size and features. These comparables had improvement assessments that ranged from \$16,729 to \$27,700 or from \$10.74 to \$16.94 per square foot of living area. The subject's improvement assessment of \$19,834 or \$14.67 per square foot of living area falls within the range established by the best comparables in this record.

Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified on this basis.

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:

April 20, 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

Anastasia Terovolos, 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