



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

APPELLANT: Trifon Arvanitis
DOCKET NO.: 17-33460.001-R-1
PARCEL NO.: 12-02-128-019-0000

The parties of record before the Property Tax Appeal Board are Trifon Arvanitis, 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: \$5,483
IMPR.: \$28,350
TOTAL: \$33,833

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 masonry construction with 1,599 square feet of living area. The dwelling is 57 years old. Features of the home include a finished partial basement, central air conditioning, a fireplace and a 2-car garage. The property has a 7,564 square foot site and is located in Park Ridge, Leyden Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment inequity with respect to the subject's improvement. In support of the overvaluation argument the appellant submitted a grid analysis containing four comparable sales that were located in the same neighborhood code as the subject property. The comparables had lots ranging in size from 7,150 to 8,820 square feet of land area that were improved with class 2-34 dwellings of masonry or frame and masonry

construction. The homes ranged in size from 1,328 to 1,853 square feet of living area and ranged in age from 58 to 62 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from April 2016 to November 2016 for prices ranging from \$148,209 to \$370,000 or from \$109.62 to \$201.41 per square foot of living area, including land.

In support of the assessment inequity argument, the appellant submitted the same comparables as used in the overvaluation argument. These same comparables had improvement assessments ranging from \$23,492 to \$33,469 or from \$16.70 to \$20.56 per square foot of living area. Based on this evidence, the appellant requested that the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,833. The subject's assessment reflects a market value of \$338,330 or \$211.59 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject has an improvement assessment of \$28,350 or \$17.73 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on eight comparable properties that were located within the same neighborhood code as the subject. The comparables had lots ranging in size from 6,550 to 8,587 square feet of land area that were improved with multi-level dwellings of masonry or frame and masonry construction. The homes ranged in size from 1,236 to 1,591 square feet of living area and ranged in age from 51 to 61 years old. The comparables had other features with varying degrees of similarity to the subject. Seven of the comparables sold from January 2016 to November 2017 for prices ranging from \$350,000 to \$482,500 or from \$252.34 to \$315.53 per square foot of living area, including land. These eight comparables had improvement assessments ranging from \$26,239 to \$31,422 or from \$18.35 to \$21.64 per square foot of living area. Based on this evidence the board of review requested that the subject's assessment be confirmed.

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 parties submitted a total of eleven suggested comparables for the Board's consideration on market value grounds. The Board finds the comparables submitted by both parties were generally similar to the subject in most respects. The Board finds the comparable sales were similar to the subject in location, building classification and most features. The eleven comparable sales sold from May 2016 to November 2017 for prices ranging from \$148,209 to \$482,500 or from \$109.62 to \$315.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$338,330 or \$211.59 per square foot of living

area, including land, which falls within the range established by the sales in this record. The Board finds the subject's market value as reflected by its assessment is supported and a reduction in the subject's assessment is not justified based on overvaluation.

The taxpayer also contends improvement assessment inequity as an alternative 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 on this basis.

The parties submitted twelve equity comparable properties for the Board's consideration. The Board finds the parties' equity comparables were generally similar to the subject in location, style, age, size and most features. The comparables had improvement assessments ranging from \$23,492 to \$33,469 or from \$16.70 to \$21.64 per square foot of living area. The subject's improvement assessment of \$28,350 or \$17.73 per square foot of living area falls within the range established by the comparables in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's assessment is supported.

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 based on lack of assessment uniformity 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:

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

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