



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

APPELLANT: Peter D'Agostino  
DOCKET NO.: 17-33462.001-R-1  
PARCEL NO.: 12-15-324-001-0000

The parties of record before the Property Tax Appeal Board are Peter D'Agostino, 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:** \$3,422  
**IMPR.:** \$38,845  
**TOTAL:** \$42,267

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 construction with 4,928 square feet of living area. The dwelling is 47 years old. Features of the home include a full basement finished as an apartment. The property has a 6,223 square foot site and is located in Schiller Park, Leyden Township, Cook County. The subject is classified as a class 2-11 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 from 4,592 to 7,236 square feet of land area that were improved with class 2-11 dwellings of masonry construction. The homes ranged in size from 2,912 to 5,994 square feet of living area and ranged in age from 28 to 55 years old.

The comparables had other features with varying degrees of similarity to the subject. The comparables sold from May 2015 to January 2017 for prices ranging from \$203,000 to \$415,000 or from \$69.24 to \$80.15 per square foot of living area, including land.

In support of the assessment inequity argument, the appellant utilized the same comparables as submitted for the overvaluation argument. These same comparables had improvement assessments ranging from \$25,652 to \$41,947 or from \$7.00 to \$16.70 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 \$42,267. The subject's assessment reflects a market value of \$422,670 or \$85.77 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 \$38,845 or \$7.88 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties that were located within the same neighborhood code as the subject. The comparables had lots of 5,985 square feet of land area that were improved with two-story dwellings of masonry construction. The homes each have 4,928 square feet of living area and were each 47 years old. The comparables had other features with varying degrees of similarity to the subject. Each comparable had an improvement assessment of \$38,902 or \$7.89 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 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.

The appellant submitted four suggested comparable sales for the Board's consideration. The Board finds three of the comparables were dissimilar to the subject based on size and/or the date of sale was too remote from the assessment date in question to be indicative of the subject's market as of January 1, 2017. The board of review failed to submit evidence to refute the appellant's overvaluation claim. However, the Board finds one comparable sale is insufficient to challenge the subject's assessment, therefore, the Board finds no reduction is warranted on this basis.

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.

The parties submitted eight equity comparable properties for the Board's consideration. The Board gave less weight to appellant's comparables #2 and #4 based on their dissimilar age and/or size when compared to the subject. The Board further finds the comparables submitted by the board of review were identical to the subject in most features and were given substantial weight in the Board's analysis. The best equity comparables in this record had improvement assessments ranging from \$35,898 to \$38,929 or from \$7.89 to \$8.00 per square foot of living area. The subject's improvement assessment of \$38,845 or \$7.89 per square foot of living area falls below the range established by the best equity comparables in this record on a total improvement assessment basis and within the range on a per-square foot basis. 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 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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