



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

APPELLANT: Andy Xerikos
DOCKET NO.: 17-33512.001-R-1
PARCEL NO.: 12-26-426-003-0000

The parties of record before the Property Tax Appeal Board are Andy Xerikos, 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: \$3,458
IMPR.: \$8,993
TOTAL: \$12,451

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 one-story dwelling of frame exterior construction with 1,012 square feet of living area. The dwelling is approximately 90 years old. Features of the home include a crawl space foundation and a one-car garage. The property has a 5,320 square foot site and is located in River Grove, Leyden Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located in the same neighborhood code as the subject property. The comparables have sites that range in size from 4,280 to 7,980 square feet of land area and are improved with class 2-03 dwellings of frame, masonry or frame and masonry exterior construction that range in size from 1,017 to 1,188 square feet of living area. The homes range in age from 68 to 92 years old. Each comparable has a basement, two with

finished area and a 1-car or a 2-car garage. One comparable has central air conditioning and one comparable has a fireplace. The comparables sold from September 2015 to October 2017 for prices ranging from \$120,000 to \$159,000 or from \$115.42 to \$133.84 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$12,451.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$15,094. The subject's assessment reflects a market value of \$150,940 or \$149.15 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%.

In support of its contention of the correct assessment the board of review submitted information on four properties, one of which sold. As equity comparables #1, #2 and #4 are not responsive to the appeal, the Board will not further address this data. The responsive market value evidence consists of comparable #3. This property has a 3,700 square foot site that is improved with a one-story, class 2-03 dwelling of frame exterior construction containing 1,026 square feet of living area. The comparable is 103 years old and features an unfinished basement, central air conditioning and a 1.5-car garage. The property sold in April 2014 for \$171,000 or \$166.67 per square foot of living area, land included. Based this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends 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 parties submitted five comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #1 and board of review comparable #3 which sold in either 2014 or 2015 and are dated and less likely to be reflective of the subject's market value as of January 1, 2017.

The Board finds the best evidence of market value to be appellant's comparable sales #2, #3 and #4 which have varying degrees of similarity to the subject but sold proximate to the January 1, 2017 assessment date at issue in this appeal. Each of these comparables features a basement compared to the subject's inferior crawl space foundation, suggesting a downward adjustment to make the comparables more equivalent to the subject property. These comparables sold from March to October 2017 for prices ranging from \$120,000 to \$159,000 or from \$117.99 to \$133.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$150,940 or \$149.15 per square foot of living area, including land, which falls within the overall value range and above the range on a per square foot basis established by the best comparable sales in this record. After considering adjustments to the comparables for

differences when compared to the subject, the Board finds 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: 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

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