



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

APPELLANT: Kiki Michalakos
DOCKET NO.: 17-33789.001-R-1
PARCEL NO.: 03-17-201-005-0000

The parties of record before the Property Tax Appeal Board are Kiki Michalakos, 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: \$5,527
IMPR.: \$35,285
TOTAL: \$40,812

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 with 2,685 square feet of living area and frame and masonry exterior construction. The dwelling is approximately 45 years old. Features of the home include an unfinished partial basement, central air conditioning, a fireplace and a 2-car garage. The property has a 10,050 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment equity. The subject's land assessment was not challenged.

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 have sites that range in size from 8,636 to 12,236 square feet of land area and are improved with class 2-78 dwellings of frame and masonry exterior construction that range in size from 2,471 to 2,697 square feet of living area. The homes range in age from 40 to 47 years old. Each comparable has a basement, one with finished area, central air conditioning and a 2-car or 2.5-car garage. Three comparables each have a fireplace. The comparables sold from May 2015 to August 2017 for prices ranging from \$355,000 to \$393,000 or from \$143.67 to \$151.81 per square foot of living area, land included.

As an alternate basis of the appeal, the appellant contends assessment inequity with respect to the improvement assessment. In support of the equity argument, the appellant submitted information on six equity comparables located in the same neighborhood code as the subject. The comparables are improved with two-story, class 2-78 dwellings of frame and masonry exterior construction that range in size from 2,471 to 2,817 square feet of living area. The homes range in age from 30 to 47 years old. Each comparable has a basement, two with finished area, central air conditioning and a 2-car or a 2.5-car garage. Five of the comparables each have a fireplace. The comparables have improvement assessments that range from \$28,771 to \$35,594 or from \$11.35 to \$13.00 per square foot of living area.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$37,927. The requested assessment reflects a market value of \$379,270 or \$141.26 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 \$32,400 or \$12.07 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,936. The subject's assessment reflects a market value of \$419,360 or \$156.19 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 \$36,409 or \$13.56 per square foot of living area.

In support of its contention of the correct assessment, on the basis of overvaluation, the board of review submitted information on only one comparable sale located on the same block as the subject property. The responsive market value evidence consists of comparable #1, a 47 year old two-story, class 2-78 dwelling of frame and masonry exterior construction with 2,471 square feet of living area. The home is situated on a 10,050 square foot site and has a partial basement with finished area, central air conditioning, one fireplace and a 2-car garage. The comparable sold in August 2014 for \$345,000 or \$139.62 per square foot of living area, land included.

On equity grounds, the board of review submitted information on four equity comparables located in the same neighborhood code as the subject property. The comparables are improved with two-story, class 2-78 dwellings that have varying degrees of similarity to the subject in location, age, size and features. The comparables have improvement assessments ranging from \$37,066 to \$42,922 or from \$13.58 to \$15.00 per square foot of living area.

Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends, in part, 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 comparables #2 and #3 as well as board of review comparable #1 due to sales dates in 2014 or 2015 which are dated and less likely to reflect the subject's market value as of January 1, 2017 and/or presence of a finished basement compared to the subject's unfinished basement.

The Board finds the best evidence of market value to be appellant's comparable sales #1 and #4 which are similar to the subject in location, age, design, dwelling size and most features. These two comparables sold in March and August 2017 for prices of \$360,000 and \$385,000 or for \$145.40 and \$151.81 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$419,360 or \$156.19 per square foot of living area, including land, which is above the two best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds a reduction in the subject's assessment is justified.

The taxpayer also contends 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). After considering the reduction to the subject's assessment based on overvaluation, the Board finds a further reduction in the subject's assessment based on equity is not justified.

The parties submitted ten equity comparables with varying degrees of similarity to the subject. The comparables have improvement assessments ranging from \$28,771 to \$42,922 or from \$11.35 to \$15.00 per square foot of living area. The subject's assessment, after making the adjustment for overvaluation, reflects an improvement assessment of \$35,285 or \$13.14 per square foot of living area. The subject's revised improvement assessment falls within the range established by the equity comparables and no further reduction is warranted.

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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