



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

APPELLANT: Chris Kandalepas
DOCKET NO.: 17-33793.001-R-1
PARCEL NO.: 03-07-302-004-0000

The parties of record before the Property Tax Appeal Board are Chris Kandalepas, 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: \$9,223
IMPR.: \$14,561
TOTAL: \$23,784

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 768 square feet of living area. The dwelling is approximately 67 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 52,708 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-02 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with one-story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 716 to 927 square feet of living area. The comparables range in age from 62 to 85 years

old. Four comparables have full unfinished basements and one comparable has a concrete slab foundation. The appellant failed to provide a detailed description for central air conditioning in the grid analysis. One comparable has one fireplace. Three comparables have a one-car to a two-car garage. The comparables have improvement assessments ranging from \$9,761 to \$16,547 or from \$13.05 to \$18.60 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$13,019 or \$16.95 per square foot of living area.

The appellant's submission included a copy of the "Cook County Board of Review" final decision disclosing the subject has a total assessment of \$38,060. The submission by the appellant also revealed that the subject has a land assessment of \$9,223 and an improvement assessment of \$28,837 or \$37.55 per square foot of living area.

The board of review did not submit its "Board of review Note on Appeal" nor any evidence in support of its assessed valuation of the subject property and was found to be in default by letter dated August 15, 2019. The Cook County Board of Review's Motion to Vacate PTAB's Order of Default was denied by the Property Tax Appeal Board by letter dated September 11, 2019.

Conclusion of Law

The taxpayer 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the board of review did not timely submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as required by Section 1910.40(a) of the rules of the Property Tax Appeal Board and is in default pursuant to section 1910.69(a) of the rules of the Board. (86 Ill.Admin.Code §1910.40(a) & 1910.69(a)).

The Board further finds the only evidence of assessment equity was submitted by the appellant. The Board gave less weight to comparables #2 through #4 due to their lack of garages or lack of a basement when compared to the subject. The Board finds the best evidence of assessment equity to be comparables #1 and #5 as they are similar to the subject property in location, design, dwelling size, basement and features; except, both comparables have smaller garages and comparable #5 is older requiring upward adjustments for age and garage size. These comparables have improvement assessments of \$13.05 and \$18.60 per square foot of living area. The subject's improvement assessment of \$37.55 per square foot of living area exceeds the assessments of the best comparables in this record and is not justified. After considering adjustments to the comparables for differences when compared to the subject, the Board finds the subject's improvement assessment is not supported and a reduction in the subject's assessment 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:

November 17, 2020



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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