



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

APPELLANT: Rozina Karnavas
DOCKET NO.: 17-33849.001-R-1
PARCEL NO.: 24-29-410-010-0000

The parties of record before the Property Tax Appeal Board are Rozina Karnavas, 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: \$4,827
IMPR.: \$28,610
TOTAL: \$33,437

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 frame and masonry construction with 3,103 square feet of living area. The dwelling is 42 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 12,068 square foot site and is located in Alsip, Worth Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables that were located within the same neighborhood code as the subject property. The comparables were two-story dwellings of frame or frame and masonry construction that contained either 2,600 or 2,641 square feet of living area. The homes were either 41 or 42 years

old. Two comparables had slab foundations and two comparables had crawl-space foundations. One comparable had central air conditioning and two comparables had a 2-car garage. The comparables had improvement assessments that ranged from \$21,936 to \$22,567 or from \$8.43 to \$8.54 per square foot of living area. Based on this evidence the appellant requested that the subject's total assessment be reduced to \$31,170.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,437. The subject property has an improvement assessment of \$28,610 or \$9.22 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables that were located within the same neighborhood code as the subject property. The comparables were two-story dwellings of frame and masonry construction that contained from 2,758 to 3,188 square feet of living area. The homes ranged in age from 41 to 54 years old. Two comparables had unfinished full or partial basements and two comparables had crawl-space foundations. Each comparable had central air conditioning and a 2-car or 2.5-car garage. Two comparables had a fireplace. The comparables had improvement assessments that ranged from \$27,687 to \$31,410 or from \$9.43 to \$10.13 per square foot of living area.

The board of review also submitted information on four comparable sales that were not located within the same neighborhood code as the subject property. The Board will not analyze these properties for assessment equity due to their different neighborhood codes, when compared to the subject.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be the board of review's comparables. These comparables were most similar to the subject in location, style, exterior construction, size and features. The board of review's comparables had improvement assessments that ranged from \$27,687 to \$31,410 or from \$9.43 to \$10.13 per square foot of living area. The subject's improvement assessment of \$28,610 or \$9.22 per square foot of living area falls within the range established by the best comparables in this record on a total improvement assessment basis but below on a per square foot basis. The Board gave less weight to the appellant's comparables due to their smaller sizes and differences in features, when compared to the subject. 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 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: 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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