



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

APPELLANT: Emin Tuluce  
DOCKET NO.: 17-33880.001-R-1  
PARCEL NO.: 03-24-403-002-0000

The parties of record before the Property Tax Appeal Board are Emin Tuluce, 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:** \$4,655  
**IMPR.:** \$24,617  
**TOTAL:** \$29,272

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 multi-level dwelling of frame and masonry construction with 1,609 square feet of living area. The dwelling is 48 years old. Features of the home include a partial basement that is finished and a 2-car garage. The property has a 9,310 square foot site and is located in Mount Prospect, Wheeling Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment equity 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 within the same neighborhood code as the subject property. The comparables had lots ranging in size from 9,295 to 12,019 square feet of land area that were improved with class 2-34 dwellings of frame and masonry

construction. The homes ranged in size from 1,615 to 1,918 square feet of living area and were either 46 or 47 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from May 2015 to March 2017 for prices ranging from \$275,000 to \$292,000 or from \$152.24 to \$174.49 per square foot of living area, including land.

In support of the assessment inequity argument, the appellant submitted a grid analysis containing eight comparable properties that were located within .36 of a mile from the subject and within the same neighborhood code as the subject property. The comparables were improved with multi-level dwellings of masonry or frame and masonry construction that ranged in size from 1,475 to 1,719 square feet of living area and ranged in age from 47 to 54 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$21,019 to \$23,117 or from \$13.29 to \$14.79 per square foot of living area.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$26,549. The requested assessment would reflect a total market value of \$265,490 or \$165.00 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 \$21,894 or \$13.61 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 \$29,272. The subject's assessment reflects a market value of \$292,720 or \$181.93 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 \$24,617 or \$15.30 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a sales grid analysis and a separate equity grid analysis. The sales grid contained information on four comparable properties that were located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 9,295 to 11,237 square feet of land area that were improved with multi-level dwellings of frame or frame and masonry construction. The homes ranged in size from 1,528 to 1,682 square feet of living area and ranged in age from 46 to 53 years old. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from April to August 2016 for prices ranging from \$304,000 to \$340,000 or from \$196.20 to \$209.42 per square foot of living area, including land.

The board of review's equity grid contained four comparable properties that were located within the same neighborhood code and on the same block as the subject property. The comparables were improved with multi-level dwellings of frame and masonry construction that contained from 1,474 to 1,662 square feet of living area and were either 46 or 48 years old. The comparables had other features with varying degrees of similarity to the subject. The comparable properties had improvement assessments ranging from \$25,886 to \$27,445 or from \$16.51 to \$17.86 per square foot of living area.

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 Board finds the best evidence of market value to be the appellant's comparable sale #2 and the board of review's comparable sales. These comparables were most similar to the subject in location, style, age, size and most features. The best comparables sold from April 2016 to March 2017 for prices ranging from \$279,900 to \$340,000 or from \$173.31 to \$209.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$292,720 or \$181.93 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave less weight to the appellant's remaining comparables due to their sale dates occurring greater than 14 months prior to the January 1, 2017 assessment date at issue. After considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified based on overvaluation.

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 twelve equity comparable properties for the Board's consideration. The Board finds all of the parties' comparables were similar to the subject in location, style, size, age and most features. The comparables had improvement assessments ranging from \$21,019 to \$27,445 or from \$13.29 to \$17.86 per square foot of living area. The subject's improvement assessment of \$24,617 or \$15.30 per square foot of living area falls within the range established by the equity comparables in this record. 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 a lack of 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: 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Emin Tuluce, by attorney:  
George N. Reveliotis  
Reveliotis Law, P.C.  
1030 Higgins Road  
Suite 101  
Park Ridge, IL 60068

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602