



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

APPELLANT: Arax Balian & Armand Krikorian
DOCKET NO.: 17-39050.001-R-1
PARCEL NO.: 27-29-221-002-0000

The parties of record before the Property Tax Appeal Board are Arax Balian & Armand Krikorian, the appellants, 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: \$6,729
IMPR.: \$40,272
TOTAL: \$47,001

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 exterior construction with 3,639 square feet of living area. The dwelling is approximately 16 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has a 11,215 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend both overvaluation and assessment inequity as the bases of the appeal. The land assessment was not contested.

In support of the overvaluation argument, the appellants submitted information on four comparable sales that were located within the same neighborhood code as the subject. The

comparables had lots ranging in size from 10,400 to 13,437 square feet of land area and were improved with similar class 2-78 dwellings of masonry or frame and masonry exterior construction. The comparables range in size from 2,941 to 3,710 square feet of living area and range in age from 16 to 28 years old. The comparables each have a partial or a full unfinished basement, central air conditioning, a fireplace and a two-car or a three-car garage. The comparables sold from June 2015 to June 2017 for prices ranging from \$351,000 to \$425,000 or from \$112.39 to \$119.35 per square foot of living area, including land.

In support of the inequity argument, the appellants submitted information on eight comparables located within the same neighborhood code as the subject. The comparables consist of class 2-78, two-story dwellings of masonry or frame and masonry exterior construction that range in age from 19 to 27 years old. The dwellings range in size from 3,290 to 3,772 square feet of living area. The comparables have partial or full basements with one having a formal recreation room. Each comparable has central air conditioning, one or four fireplaces and a 2-car, a 3-car, or a 3.5-car garage. The comparables have improvement assessments ranging from \$28,150 to \$39,068 or from \$8.56 to \$10.47 per square foot of living area.

Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$423,730 which would reflect a total market value of \$356,440 or \$116.44 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 requested reduced improvement assessment of \$35,644 would reflect an assessment of \$9.79 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 \$47,001. The subject's assessment reflects a market value of \$470,010 or \$129.16 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 property has an improvement assessment of \$40,272 or \$11.07 per square foot of living area.

In response to the appeal, the board of review submitted information on four comparables located within the same neighborhood code as the subject. The comparables have lots ranging in size from 7,986 to 16,580 square feet of land area and were improved with class 2-78, two-story dwellings of masonry or frame and masonry exterior construction. The comparables range in size from 3,273 to 3,630 square feet of living area and are either 4 or 23 years old. Each comparable has a full unfinished basement, central air conditioning, a fireplace, and a 2-car to a 4-car garage. The comparables sold from August 2015 to September 2017 for prices ranging from \$470,000 to \$607,150 or from \$139.48 to \$167.26 per square foot of living area, including land. The comparables have improvement assessments ranging from \$40,152 to \$47,494 or from \$11.43 to \$13.93 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

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

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gave less weight to appellants' comparable #1 due to its smaller dwelling size and board of review comparable #3 due to its newer age when compared to the subject. The Board also has given reduced weight to appellants' comparables #3 and #4 along with board of review comparable #4 which all sold in 2015, dates more remote in time to the valuation date at issue of January 1, 2017 and not as recent as other comparable sales in the record.

The Board finds the best evidence of market value to be the appellants' comparable sale #2 along with board of review comparable sales #1 and #2 which sold proximate in time to the valuation date at issue of January 1, 2017. These comparables are also relatively similar to the subject in location, age, dwelling size and some features. These comparables sold from April 2016 to September 2017 for prices ranging from \$390,900 to \$490,000 or from \$112.39 to \$145.66 per square foot of living area, including land. The subject's assessment reflects a market value of \$470,010 or \$129.16 per square foot of living area, including land, which is within the range of the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparable sales for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified.

Additionally, the appellants contend assessment inequity as another 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of twelve equity comparables to support their respective positions before the Property Tax Appeal Board which have varying degrees of similarity to the subject in dwelling size, age, and some features. These comparables have improvement assessments that range from \$28,150 to \$47,494 or from \$8.56 to \$13.93 per square foot of living area. The subject's improvement assessment of \$40,272 or \$11.07 per square foot of living area falls within the range established by the comparables in this record. Based on this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed.

In conclusion, having examined the entire record, the Board finds that no change in the subject's assessment is warranted based either upon grounds of overvaluation or assessment inequity.

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:

October 19, 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

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