



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

APPELLANT: Dean Bassias
DOCKET NO.: 17-39064.001-R-1
PARCEL NO.: 12-12-122-099-0000

The parties of record before the Property Tax Appeal Board are Dean Bassias, 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: \$5,300
IMPR.: \$14,951
TOTAL: \$20,251

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 is improved with a two-story dwelling of masonry construction containing 959 square feet of living area. The dwelling is approximately 67 years old. Features of the property include a full unfinished basement, central air conditioning, and a 1.5-car detached garage. The property has a 4,819 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales improved with two-story dwellings of masonry construction that range in size from 954 to 1,192 square feet of living area. The dwellings are either 71 or 73 years old. Each comparable has a full basement with two having recreation rooms, and a 1.5-car, 2-car or a 3-car garage. These properties have sites ranging in

size from 4,826 to 5,080 square feet of land area. The comparables have the same classification code and neighborhood code as the subject property. The sales occurred from February 2015 to December 2016 for prices ranging from \$145,000 to \$245,000 or from \$123.51 to \$205.54 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$16,973.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,251. The subject's assessment reflects a market value of \$202,510 or \$211.16 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings of masonry construction that have either 959 or 960 square feet of living area. The dwellings are either 70 or 71 years old. Each comparable has a full or partial basement with three having recreation rooms, three comparables have central air conditioning, and each comparable has a 1-car or a 2-car garage. These properties have sites ranging in size from 4,275 to 5,891 square feet of land area. The comparables have the same classification code and neighborhood code as the subject property. The sales occurred from September 2015 to November 2016 for prices ranging from \$240,000 to \$305,000 or from \$250.00 to \$317.71 per square foot of living area, including land.

Conclusion of Law

The appellant contends 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 parties submitted eight comparables that were relatively similarly to the subject in style and age. The Board finds, however, the best evidence of market value to be appellant's comparable sale #2 and the board of review comparable sales as these properties are improved with dwellings most similar to the subject dwelling in size. The Board finds that appellant's comparable #2 would require an upward adjustment because it does not have central air conditioning while the subject property has central air conditioning. Board of review comparables #1 through #3 would require downward adjustments because each has a basement finished with a recreation room while the subject property has a full unfinished basement. These five comparables sold for prices ranging from \$185,000 to \$305,000 or from \$193.92 to \$317.71 per square foot of living area, including land. Board of review comparable #4 is most similar to the subject property and sold within approximately two months of the assessment date for a price of \$240,000 or \$250.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$202,510 or \$211.16 per square foot of living area, including land, which is at the low end of the range established by the best comparable sales in this record and well supported by the overall best comparable. The Board gives less weight to appellants' comparables #1, #3 and #4 due differences from the subject in size and the lack of central air

conditioning. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct 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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