



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

APPELLANT: Ioannis & Magda Bastas
DOCKET NO.: 17-39107.001-R-1
PARCEL NO.: 15-29-209-057-0000

The parties of record before the Property Tax Appeal Board are Ioannis & Magda Bastas, 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: \$ 2,998
IMPR.: \$17,299
TOTAL: \$20,297

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 one-story dwelling of frame and masonry exterior construction with 1,193 square feet of living area. The dwelling was approximately 64 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 5,452 square foot site and is located in Westchester, Proviso Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this 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 6,800 to 7,344 square feet of land area and were improved with similar class 2-03 dwellings of masonry or frame and masonry exterior construction. The comparables ranged in size from 1,123 to 1,205

square feet of living area and ranged in age from 59 to 64 years old. Each comparable has a full basement, two of which have formal recreation rooms. Three of the comparables have central air conditioning and each comparable has either a one-car or a two-car garage. The comparables sold from February 2016 to November 2017 for prices ranging from \$110,000 to \$194,000 or from \$96.66 to \$164.74 per square foot of living area, including land.

Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$17,386. The requested assessment would reflect a total market value of \$173,860 or \$145.73 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 board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,297. The subject's assessment reflects a market value of \$202,970 or \$170.13 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales that were located within the same neighborhood code as the subject and within ¼ of a mile of the subject. The comparables had lots ranging in size from 6,400 to 6,960 square feet of land area and were improved with similar class 2-03 dwellings of masonry or frame and masonry exterior construction. The comparables range in size from 1,132 to 1,227 square feet of living area and range in age from 53 to 63 years old. Each comparable has a full unfinished basement, three comparables have central air conditioning, one comparable has a fireplace and each property has a two-car garage. The comparables sold from June 2014 to July 2016 for prices ranging from \$231,000 to \$279,000 or from \$200.49 to \$227.38 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 has given reduced weight to board of review comparable #2 due to the sale occurring in 2014, a date which is more remote in time to the valuation date at issue of January 1, 2017 as compared to more recent sales in the record.

The Board finds the best evidence of market value to be the appellants' comparable sales along with board of review comparable sales #1, #3 and #4. These seven comparables are similar to the subject in location, age, design, size, foundation and some features. These most similar

comparables sold from August 2015 to November 2017 for prices ranging from \$110,000 to \$279,000 or from \$96.66 to \$227.38 per square foot of living area, including land. The subject's assessment reflects a market value of \$202,970 or \$170.13 per square foot of living area, including land, which is within the range established by the best comparable sales in this record both in terms of overall value and on a per-square-foot basis. The Board recognizes that the highest sale price within the range is also the most distant from the lien date being board of review comparable #4 that sold in August 2015. After eliminating the high and low sales prices, the sales range from \$185,000 to \$245,000 with the subject's estimated market value being well-supported. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject such as the subject's lack of air conditioning feature, the Board finds a reduction in the subject's assessment on grounds of overvaluation is not 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: 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

Ioannis & Magda Bastas, 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