



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

APPELLANT: Thomas Christopoulos
DOCKET NO.: 17-39580.001-R-1
PARCEL NO.: 04-29-100-081-0000

The parties of record before the Property Tax Appeal Board are Thomas Christopoulos, the appellant, by attorney Peter D. Verros, of Verros Berkshire, PC in Chicago; 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: \$36,750
IMPR.: \$44,915
TOTAL: \$81,665

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 masonry exterior construction with 4,179 square feet of living area. The dwelling is approximately 40 years old. Features of the home include a concrete slab foundation, central air conditioning, a fireplace and a two-car garage. The property has a 35,000 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables located in Northbrook and from 1.5 to 5.8 miles from the subject property. The comparables are improved with similar class 2-08 dwellings of frame or masonry exterior

construction ranging in size from 4,106 to 4,233 square feet of living area.¹ The dwellings range in age from 1 to 59 years old. One comparable has a concrete slab foundation and three comparables each have a full basement, two of which are finished as formal recreation rooms. Each comparable has central air conditioning, one to four fireplaces and a 2-car to a 3.5-car garage. The comparables have improvement assessments that range from \$25,683 to \$39,155 or from \$6.21 to \$9.25 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$33,975 or \$8.13 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 \$81,665. The subject property has an improvement assessment of \$44,915 or \$10.75 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 located in Glenview and within .25 of a mile from the subject property. The comparables are improved with a class 2-78 two story dwelling, a class 2-04 one-story dwelling and two, class 2-08 two story dwellings of masonry or frame and masonry exterior construction ranging in size from 3,792 to 4,324 square feet of living area. The dwellings are each 28 years old. Each comparable has a full unfinished basement, central air conditioning, two fireplaces and a 2-car to a 3.5-car garage. The comparables have improvement assessments that range from \$55,350 to \$66,869 or from \$14.58 to \$17.63 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 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 parties provided eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board finds none of these comparables are truly similar to the subject due to significant differences in location, design, age and/or features. Nevertheless, the Board gives less weight to appellant's comparables #1, #2 and #3 as they are located more than 3 miles from the subject. Furthermore, appellant's comparables #1 and #3 are 39 years newer than the subject and appellant's comparable #2 is 19 years older than the subject. The Board gives reduced weight to board of review comparables #1 and #2 due to their smaller dwelling sizes and/or dissimilar story height when compared to the subject.

¹ The appellant provided property record cards for each comparable depicting comparables #2 and #4 are improved with two-story dwellings. No story height was provided in the property record cards for comparables #1 and #3.

The Board finds the best evidence of assessment equity to be appellant's comparable #4 and board of review comparables #3 and #4. These comparables are relatively similar to the subject in location, dwelling size, design and/or age. However, the Board finds each dwelling has an unfinished basement, unlike the subject's concrete slab foundation, suggesting a downward adjustment would be required to these comparables to make them more equivalent to the subject. Additionally, appellant's comparable #4 is older than the subject dwelling, while board of review comparables #3 and #4 are newer than the subject dwelling, suggesting adjustments for age differences would also be required to make these comparables more equivalent to the subject. The comparables have improvement assessments that range from \$39,155 to \$63,779 or from \$9.25 to \$14.89 per square foot of living area. The subject's improvement assessment of \$44,915 or \$10.75 per square foot of living area is within the range established by the best comparables in this record. After considering adjustments to the comparables for differences from the subject, the Board finds the subject's improvement assessment is supported. 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:

June 8, 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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