



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

APPELLANT: Carlo & Carol Gregoric
DOCKET NO.: 17-42219.001-R-1
PARCEL NO.: 30-31-418-011-0000

The parties of record before the Property Tax Appeal Board are Carlo & Carol Gregoric, 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: \$2,240
IMPR.: \$5,940
TOTAL: \$8,180

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 exterior construction with 1,012 square feet of living area. The dwelling is 71 years old. Features of the home include a full unfinished basement, and a 2-car garage. The property has a 6,400 square foot site and is located in Lansing, Thornton 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 have the same neighborhood code as the subject. The comparables have sites ranging in size from 6,400 to 8,000 square feet of land area. The properties are improved with class 2-03 dwellings of frame or frame and masonry exterior construction that range in size from 1,040 to 1,153 square feet of living area and range in age from 57 to 70 years old. Each comparable has a full basement with one having

finished area. One comparable has a fireplace. Three comparables each have a 1.5-car to a 3-car garage. The sales occurred from March 2015 to May 2017 for prices ranging from \$45,000 to \$90,400 or from \$40.18 to \$78.40 per square foot of living area, including land. Based on this evidence, the appellants requested the subject's assessment be reduced to \$5,750.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,180. The subject's assessment reflects a market value of \$81,800 or \$80.83 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 three comparable sales that have the same neighborhood code as the subject. The comparables have sites that range in size from 5,360 to 6,900 square feet of land area. The comparables are improved with one-story dwellings of frame exterior construction that contain either 1,000 or 1,008 square feet of living area and range in age from 63 to 139 years old. Two comparables have full unfinished basements, one comparable has a concrete slab foundation, two comparables have central air conditioning, and each comparable has a 1.5-car or a 2-car garage. The sales occurred from September 2016 to November 2017 for prices ranging from \$71,000 to \$120,000 or from \$71.00 to \$119.05 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 record contains seven comparable sales for the Board's consideration with varying degrees of similarity to the subject in dwelling size, age, and features. The Board gave less weight to the appellants' comparable #3 as its sale occurred 21 months prior to the January 1, 2017 assessment date, and therefore, it was less likely to be reflective of the subject's market value. Furthermore, it lacked a garage unlike the subject.

The Board finds the best evidence of market value to be the parties remaining comparables as they sold proximate in time to the January 1, 2017 assessment date. The sales occurred from January 2016 to November 2017 for prices ranging from \$50,000 to \$120,000 or from \$46.30 to \$119.05 per square foot of living area, including land. The subject's assessment reflects a market value of \$81,800 or \$80.83 per square foot of living area, including land, which falls within the range established by the most recent comparable sales in this record. 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.

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:

April 20, 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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