



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

APPELLANT: Dimitrios Merkouris  
DOCKET NO.: 17-42555.001-R-1  
PARCEL NO.: 20-22-213-002-0000

The parties of record before the Property Tax Appeal Board are Dimitrios Merkouris, 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:** \$3,220  
**IMPR.:** \$8,602  
**TOTAL:** \$11,822

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 1,496 square feet of living area. The dwelling was approximately 102 years old. Features of the home include a full unfinished basement and a one-car garage. The property has a 2,928 square foot site and is located in Chicago, Hyde Park 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 both overvaluation and lack of assessment uniformity as the bases of the appeal.

In support of the overvaluation argument, the appellant partially completed Section IV – Recent Sale Data of the petition and reported that the subject property was purchased on February 4,

2015 for a price of \$36,150 or \$23.50 per square foot of living area, including land. The appellant reported the parties to the transaction were not related and the property sold by auction. In further support of the purchase price, the appellant submitted an incomplete copy of the Settlement Statement, providing only page one, which reiterated the purchase price and date of sale. The document also depicted that the seller was Lululala, LLC. No details concerning the auction process were provided by the appellant.

In support of the inequity argument, the appellant submitted information on three comparables, where comparables #2 and #3 were duplicates. The properties are located within the same neighborhood code as the subject and within .27 of a mile from the subject. The comparables consist of two-story class 2-05 dwellings of frame or masonry exterior construction. The dwellings range in age from 74 to 154 years old. The dwellings range in size from 1,512 to 1,760 square feet of living area. Two comparables have full basements, one with a formal recreation room, and one comparable has a concrete slab foundation. One dwelling has central air conditioning, two have one or two fireplaces and one comparable has a one-car garage. The comparables have improvement assessments ranging from \$1,046 to \$5,634 or from \$0.59 to \$3.73 per square foot of living area.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$7,080 which would reflect a total market value of \$70,800 or \$47.33 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 \$3,860 would reflect an assessment of \$2.58 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 \$11,822. The subject's assessment reflects a market value of \$118,220 or \$79.02 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 \$8,602 or \$5.75 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables with equity data. Each comparable is located within the same neighborhood code as the subject, two of which are also in the subject's "same block." The comparables are improved with similar two-story dwellings of masonry exterior construction. The comparables range in size from 1,360 to 1,596 square feet of living area and range in age from 99 to 103 years old. Each comparable has a full unfinished basement, one comparable has central air conditioning and two comparables have either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$10,029 to \$10,674 or from \$6.68 to \$7.37 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 appellant contends, 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted on grounds of overvaluation.

The appellant submitted limited data concerning the 2015 purchase price of the subject property. No data was provided by the appellant concerning whether the property was advertised and, if so, for how long a period of time. Moreover, the Board has given little weight to this 2015 purchase price as the date of sale is somewhat remote in time to the valuation date at issue of January 1, 2017. Based on this limited record, the Board finds a reduction in the subject's assessment is not justified due to alleged overvaluation.

Additionally, the taxpayer contends assessment inequity with regard to the improvement 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #4 due to differences in foundation and dwelling size, respectively, as compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be appellant's duplicate comparable #2/#3 along with the board of review comparables. These five comparables are each relatively similar to the subject in location, size, foundation and several features. These comparables had improvement assessments that ranged from \$4,611 to \$10,674 or from \$3.00 to \$7.37 per square foot of living area. The subject's improvement assessment of \$8,602 or \$5.75 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, 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 based upon a lack of assessment uniformity.

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.

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Chairman



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Member



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Member



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Member



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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



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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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