



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

APPELLANT: Paul Kontogiorgis  
DOCKET NO.: 17-42592.001-R-1  
PARCEL NO.: 20-25-116-005-0000

The parties of record before the Property Tax Appeal Board are Paul Kontogiorgis, 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 ***a reduction*** 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:** \$2,500  
**IMPR.:** \$5,014  
**TOTAL:** \$7,514

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 multi-family dwelling of masonry exterior construction with 2,312 square feet of living area. The dwelling is approximately 107 years old. Features of the home include a full basement with finished area and a two-car garage. The property has a 3,125 square foot site and is located in Chicago, Hyde Park Township, Cook County. The subject is classified as a class 2-11 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 located within the same neighborhood code as the subject property. The comparables have sites ranging in size from 2,775 to 3,780 square feet of land area. The comparables are similar class 2-11 properties improved with two-story dwellings of masonry exterior construction ranging in size from 2,028 to 2,732 square feet

of living area. The comparables range in age from 89 to 122 years old. Each comparable has a full basement with one having finished area. The comparables each have a two-car garage. The comparables sold from November 2015 to April 2017 for prices ranging from \$45,000 to \$87,000 or from \$22.19 to \$32.89 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$6,563, reflecting a market value of \$65,630 or \$28.39 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 appellant also submitted a copy of the decision of the board of review disclosing the subject property has a total assessment of \$10,393 for the 2017 tax year. The subject's assessment reflects a market value of \$103,930 or \$44.95 per square foot of living area, including land, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" for parcel number 20-30-422-001-0000, which does not correspond with the parcel number under appeal in this record. Furthermore, the property address differs from that shown in the appeal petition as the subject property. The assessment amounts also differ from assessment amounts shown in the board of review final decision. Included with its submission, the board of review submitted information on four comparable properties located outside of the subject's neighborhood code. The comparables are class 2-03 properties improved with one-story or 1.5-story dwellings of masonry exterior construction ranging in size from 1,217 to 1,409 square feet of living area. The comparables range in age from 55 to 67 years old. Features of the comparables have varying degrees of similarity when compared to the subject. The comparables sold from January to April 2015 for prices ranging from \$142,121 to \$170,000 or from \$113.33 to \$131.58 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 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains eight comparable sales for the Board's consideration. The Board gives less weight to the comparables submitted by the board of review which differ from the subject in location, dwelling size, design and age.

The Board finds the best evidence of market value to be comparables provided by the appellant. These comparables are relatively similar to the subject in location, dwelling size, design, age and features, except three of the comparables lack a finished basement unlike the subject. The comparables sold from November 2015 to July 2016 for prices ranging from \$59,000 to \$87,000 or from \$22.19 to \$31.84 per square foot of living area, including land. The subject's assessment

reflects a market value of \$103,930 or \$44.95 per square foot of living area, including land, which is greater than the best comparable sales in this record both in terms of overall value and on a square foot basis which does not appear to be justified after considering adjustments to these comparables for differences when compared to the subject. Based on this record, the Board finds a reduction in the subject's assessment is 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.

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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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