



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

APPELLANT: Dimitrios Merkouris
DOCKET NO.: 17-42637.001-R-1
PARCEL NO.: 20-07-429-006-0000

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: \$2,250
IMPR.: \$13,362
TOTAL: \$15,612

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 3,408 square feet of living area. The dwelling is approximately 93 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 3,750 square foot site and is located in Chicago, Lake 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.¹ 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 containing 3,125 square feet of land

¹ Although the appellant also marked assessment equity as the basis of the appeal, no equity comparables were provided. The comparable sales provided by the appellant had assessments not reflective of each property's market value when comparing the assessments to their respective sales prices.

area. The comparables are improved with similar class 2-11 dwellings of frame or masonry exterior construction ranging in size from 1,720 to 2,394 square feet of living area. The dwellings range in age from 100 to 117 years old. Each comparable has a full basement, one of which is finished as an apartment. One comparable has a one-car garage and one comparable has a two-car garage. The comparables sold from September 2016 to March 2017 for prices ranging from \$28,000 to \$45,000 or from \$16.28 to \$25.68 per square foot of living area, including land. The appellant requested that the subject's total assessment be reduced to \$7,037, reflecting a market value of \$70,370 or \$20.65 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 \$15,612. The subject's assessment reflects a market value of \$156,120 or \$45.81 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%.

In support of its contention of the correct assessment, the board of review submitted information on eight comparable properties with equity date and four of which also sold. Four of the comparables are located within the subject's neighborhood code and within the same block as the subject property.² The comparables have sites that range in size from 2,000 to 4,000 square feet of land area. The comparables are similar class 2-11 properties improved with two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,444 to 2,956 square feet of living area. The dwellings range in age from 100 to 124 years old. Each comparable has a full or partial basement, four of which have finished formal recreation rooms. One comparable has a one-car garage and two comparables each have a two-car garage. Comparables #5 through #8, which are not located within the subject's neighborhood, sold from March to July 2015 for prices ranging from \$160,000 to \$530,000 or from \$65.47 to \$181.01 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

Based on the evidence presented, 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on eight comparable sales for the Board's consideration. The Board finds none of these comparables are truly similar to the subject due to significant differences in location, dwelling size and/or features. The appellant's comparables were only similar to the subject in location and design. However, the dwellings were considerably smaller

² Board of review second set of four comparables were renumbered as comparables #5 through #8.

than the subject dwelling and have other features with varying degrees of similarity when compared to the subject. The board of review comparable sales were similar to the subject in design and dwelling size when compared to the subject dwelling. However, they are located outside of the subject's neighborhood code and have other features with varying degrees of similarity when compared to the subject. The eight comparable sales in the record sold from March 2015 to March 2017 for prices ranging from \$28,000 to \$530,000 or from \$16.28 to \$181.01 per square foot of living area, land included. The subject's assessment reflects a market value of \$156,120 or \$45.81 per square foot of living area, including land, which is within the range established by the comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified based on overvaluation.

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:

May 18, 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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