



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

APPELLANT: J. Demas
DOCKET NO.: 17-42645.001-R-1
PARCEL NO.: 24-23-212-072-0000

The parties of record before the Property Tax Appeal Board are J. Demas, 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: \$4,391
IMPR.: \$13,520
TOTAL: \$17,911

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 is improved with a one-story dwelling of masonry construction with 1,136 square feet of living area. The dwelling is approximately 59 years old. Features of the home include a full unfinished basement and one bathroom. The property has a 5,166 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-03 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 classified as class 2-03 properties improved with dwellings of frame or frame and masonry construction ranging in size from 1,056

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.

to 1,576 square feet of living area. The dwellings range in age from 54 to 76 years old. Each comparable has a full basement with three having finished area, one comparable has central air conditioning and each has a two-car detached garage. The comparables have sites ranging in size from 3,150 to 6,847 feet of land area. Each property has the same assessment neighborhood code as the subject property. The sales occurred from September 2015 to October 2017 for prices ranging from \$145,000 to \$280,000 or from \$132.42 to \$179.92 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$17,911.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$21,256. The subject's assessment reflects a market value of \$212,560 or \$187.11 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-03 property of 10%.

The board of review submitted information on four comparables improved with three, 1-story dwellings and one, 1.5-story dwelling of masonry or frame and masonry construction ranging in size from 1,020 to 1,366 square feet of living area. The homes range in age from 57 to 74 years old and have the same classification code as the subject property. Three comparables have full or partial basements with two having finished area, one comparable has central air conditioning, and each comparable has either a 2-car or a 2.5-car garage. These properties have sites ranging in size from 3,125 to 16,404 square feet of land area and two have the same assessment neighborhood code as the subject property. The comparables sold in April and May 2015 for prices ranging from \$220,000 to \$289,000 or from \$188.50 to \$242.65 per square foot of living area, including land.

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 parties submitted information on eight comparable sales to support their respective positions. The Board gives less weight to appellant's comparable sale #3 due to its larger dwelling size in relation to the subject dwelling. The Board gives less weight to board of review comparable #1 due to its differing neighborhood designation from the subject and its crawl space foundation which is unlike the subject's full basement. The Board gives less weight to board of review comparable #2 due to its differing 1.5-story style and larger dwelling in relation to the subject dwelling. The Board gives less weight to board of review comparable #4 due to its differing neighborhood designation than the subject property and significantly larger site than the subject property. The best comparables in the record are appellant's comparables #1, #2, and #4 as well as board of review comparable #3. These properties are improved with homes similar to the subject in size, ranging from 1,020 to 1,173 square feet of living area, and in age, ranging from 54 to 76 years old. Each of these comparables is superior to the subject with a two-car garage whereas the subject has no garage, suggesting a downward adjustment to these

comparables would be warranted for this superior feature. Appellant's comparables #2 and #4 each have finished basement area whereas the subject has an unfinished basement, suggesting a downward adjustment to these comparables would be warranted for this superior feature. Additionally, board of review comparable #3 has central air conditioning whereas the subject has no central air conditioning, suggesting a downward adjustment to the comparable would be warranted for this superior feature. The comparables sold for prices ranging from \$145,000 to \$220,000 or from \$132.42 to \$215.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$212,560 or \$187.11 per square foot of living area, including land, which is at the high end of the range established by the best comparable sales in this record and appears excessive considering each of these properties has some superior feature in relation to the subject property.

Based on this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

J Demas, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602