



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

APPELLANT: Nick Debello
DOCKET NO.: 17-44316.001-R-1
PARCEL NO.: 31-24-424-005-0000

The parties of record before the Property Tax Appeal Board are Nick Debello, 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: \$2,340
IMPR.: \$7,235
TOTAL: \$9,575

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 identified by parcel number (PIN) 31-24-424-005-0000, consists of a 7,200 square foot site improved with a multi-level dwelling of frame and masonry construction containing 1,183 square feet of living area. The dwelling is approximately 58 years old. Features of the home include a partial basement with a recreation room, central air conditioning, and a two-car garage. The property is located at 317 Farragut St., Park Forest, Rich Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. However, the appellant identified the subject property on the appeal form by PIN 31-24-312-010-0000 with an address of 224 Indiana Street, Park Forest, Illinois. The PIN on the appeal form differs from the PIN on the Cook County Board of Review decision attached to the appeal form, which is PIN 31-24-

424-005-0000. Based on the decision attached to the appeal form, the Property Tax Appeal Board finds it has no jurisdiction over 31-24-312-010-0000 but does have jurisdiction over PIN 31-24-424-005-0000. In support of the overvaluation argument the appellant submitted a grid analysis associated with 31-24-312-010-0000 and information on four comparable sales.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$9,575. The subject's assessment reflects a market value of \$95,750 or \$80.94 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-34 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with multi-level dwellings of frame or frame and masonry construction ranging in size from 1,187 to 1,445 square feet of living area. The homes range in age from 21 to 61 years old and have the same classification code as the subject property. Each property has a partial basement with a recreation room, central air conditioning, and a two-car garage. Three comparables each have one fireplace. These properties have sites ranging in size from 7,200 to 7,951 square feet of land area. Three comparables have the same assessment neighborhood code as the subject property. The sales occurred from May 2014 to July 2017 for prices ranging from \$115,000 to \$170,000 or from \$86.79 to \$117.65 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board gives no weight to the appellant's submission as the property described on the petition and in the comparable sales grid analysis differs from the actual property represented by the PIN under appeal. Additionally, each comparable used by the appellant differs from the subject property in size and assessment neighborhood code. The Board gives less weight to board of review comparable sale #4 due to differences from the subject dwelling in size, age and location in a different assessment neighborhood. The Board finds the best comparables to be the board of review comparables #1 through #3 as these are similar to the subject in location, age, size, and features with the exception two have fireplaces. These three comparables sold for prices of \$115,000 and \$120,000 or from \$86.79 to \$101.10 per square foot of living area, including land. The subject's assessment reflects a market value of \$95,750 or \$80.94 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence the Board finds the assessment of the subject property as established by the board of review is correct and a reduction 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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