



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

APPELLANT: Michael Bares
DOCKET NO.: 17-44326.001-R-1
PARCEL NO.: 06-22-414-018-0000

The parties of record before the Property Tax Appeal Board are Michael Bares, 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: \$4,948
IMPR.: \$15,403
TOTAL: \$20,351

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 two-story dwelling of frame construction with 1,516 square feet of living area. The dwelling is approximately 26 years old. Features of the home include a partial basement with a recreation room, central air conditioning, one fireplace and a two-car attached garage. The property has a 9,897 square foot site and is located in Streamwood, Hanover Township, Cook County. The subject is classified as a class 2-07 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 classified as class 2-07 properties improved with dwellings of frame construction ranging in size from 1,568 to 1,789 square feet of living area. The dwellings range in age from 25 to 32 years old. Two comparables have partial unfinished basements and each comparable has one or two fireplaces. Four comparables have

central air conditioning and a two-car attached garage. The comparables have sites ranging in size from 5,640 to 8,107 square feet of land area. Each property has the same assessment neighborhood code as the subject property. The sales occurred from March 2015 to November 2016 for prices ranging from \$150,500 to \$210,000 or from \$89.11 to \$118.75 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$16,605.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,351. The subject's assessment reflects a market value of \$203,510 or \$134.24 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-07 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales improved with two-story dwellings of frame construction ranging in size from 1,855 to 1,890 square feet of living area. The homes are either 18 or 24 years old and have the same classification code as the subject property. Each property has a full or partial basement with one having finished area, central air conditioning, and a two-car garage. Two comparables each have one fireplace. These properties have sites ranging in size from 8,050 to 11,633 square feet of land area. The comparables have the same assessment neighborhood code as the subject property. The sales occurred from February 2016 to September 2016 for prices ranging from \$270,000 to \$290,000 or from \$145.50 to \$154.91 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 parties submitted information on seven comparable sales improved with dwellings similar to the subject in style to support their respective positions. Less weight is given appellant's comparable sales #1 and #4 due to differences from the subject in foundation as each property has either a crawl space or a slab foundation whereas the subject has a partial basement with a recreation room. Less weight is given appellant's comparables #2 and #3 due to their 2015 sale dates not being as proximate in time to the assessment as are the board of review comparable sales. Most weight is given to the board of review comparables as these three properties sold most proximate in time to the assessment date and have relatively similar features as the subject with the exception each is larger than the subject dwelling. These three comparables sold for prices ranging from \$270,000 to \$290,000 or from \$145.50 to \$154.91 per square foot of living area, including land. The subject's assessment reflects a market value of \$203,510 or \$134.24 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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