



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

APPELLANT: Nick Debello  
DOCKET NO.: 17-44331.001-R-1  
PARCEL NO.: 31-26-406-010-0000

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 ***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:** \$2,572  
**IMPR.:** \$4,928  
**TOTAL:** \$7,500

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 multi-level dwelling of frame and masonry construction with 1,088 square feet of living area. The dwelling is approximately 59 years old. Features of the property include a partial basement with a recreation room, central air conditioning, and a two-car detached garage. The property has an 8,576 square foot site and is located in 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. In support of this argument the appellant submitted information on four comparable sales classified as class 2-34 properties improved with dwellings of frame or frame and masonry construction each with 1,088 square feet of living area. Each dwelling is 61 years old with a partial basement with a recreation room, and a 1-car to a 2-car garage. One comparable has central air conditioning. The comparables

have sites ranging in size from 7,504 to 8,737 square feet of land area. Each property has the same assessment neighborhood code as the subject property. The sales occurred from July 2015 to February 2016 for prices of either \$45,000 or \$75,000 or for \$41.36 and \$68.93 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$6,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,453. The subject's assessment reflects a market value of \$84,530 or \$77.69 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 1,088 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, three comparables have central air conditioning, one comparable has a fireplace, and each property has a 1-car to a 2-car garage. These properties have sites ranging in size from 7,200 to 10,200 square feet of land area. Only one comparable has the same assessment neighborhood code as the subject property. The sales occurred from September 2014 to May 2017 for prices ranging from \$93,900 to \$170,000 or from \$86.31 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 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. Less weight is given board of review comparable sales #1, #3 and #4 due to differences from the subject in location, dwelling size, age and/or the date of sale not being proximate in time to the assessment date. Board of review comparable sale #2 is similar to the subject in most respect but sold in November 2014 for a price of \$93,900 or \$86.31 per square foot of living area, including land. Most weight is given the appellant's comparables as these properties are similar to the subject property in most respects and sold more proximate in time to the assessment date than did the best comparable provided by the board of review. Two of the sales occurred in July 2015 and two occurred in January and February 2016 for either \$45,000 or \$75,000 or for \$41.36 and \$68.93 per square foot of living area, including land. The subject's assessment reflects a market value of \$84,530 or \$77.69 per square foot of living area, including land, which is above that established by the appellant's comparables. Based on this evidence the Board finds a reduction in the assessment is 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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