



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

APPELLANT: Nick Debello
DOCKET NO.: 17-44376.001-R-1
PARCEL NO.: 31-24-432-007-0000

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: \$2,437
IMPR.: \$6,360
TOTAL: \$8,797

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 multi-level dwelling of frame and masonry exterior construction with 1,121 square feet of living area. The dwelling is approximately 57 years old. Features of the home include a partial basement with finished area, central air conditioning and a 1.5-car garage. The property has a 7,500 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 located in the same neighborhood code as the subject property. The comparables have sites that range in size from 7,500 to 9,600 square feet of land area and are improved with class 2-34 dwellings of frame and masonry exterior construction and range in size from 1,121 to 1,224 square feet of living area. The homes range

in age from 56 to 59 years old. Each comparable has a partial basement with finished area, three comparables have central air conditioning and three comparables each have either a 2-car or a 2.5-car garage. The comparables sold from May 2015 to August 2016 for prices ranging from \$42,300 to \$86,000 or from \$37.73 to \$70.26 per square foot of living area, land included.¹ Based on this evidence, the appellant requested the subject's assessment be reduced to \$6,243.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,797. The subject's assessment reflects a market value of \$87,970 or \$78.47 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 four comparable sales located within 0.25 of a mile from the subject property. Board of review comparable #3 is the same property as the appellant's comparable #2. The comparables have sites that range in size from 7200 to 8,400 square feet of land area and are improved with multi-level, class 2-34 dwellings of frame and masonry exterior construction that range in size from 1,121 to 1,224 square feet of living area. The homes are 58 or 59 years old. Each comparable has a partial basement with finished area, central air conditioning and a 1.5-car to a 2.5-car garage. The comparables sold from May 2015 to December 2016 for prices ranging from \$31,000 to \$95,000 or from \$26.20 to \$80.29 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 record contains seven comparable sales for the Board's consideration as one comparable was common to both parties. The Board gave less weight to the appellant's comparables #1 and #3 along with board of review comparable #1 which either sold in 2015, too remote in time to be reflective of the subject's market value as of the January 1, 2017 assessment date or lack a garage compared to the subject's 1.5-car garage.

The Board finds the best evidence of market value to be the remaining comparables, which includes the common comparable. These properties are similar to the subject in location, age, dwelling size and most features which sold from January to December 2016 for prices ranging from \$31,000 to \$95,000 or from \$26.20 to \$78.00 per square foot of living area, including land.

¹ The appellant reported that its comparable #2 sold in December 2015. This property was submitted as comparable #3 by the board of review and reported as sold in January 2016. A copy of the Warranty Deed for this sale was submitted by the appellant which indicates the sale was recorded in January 2016 which will be deemed to be the sale date for the Board's analysis.

The subject's assessment reflects a market value of \$87,970 or \$78.47 per square foot of living area, including land, which falls within the range on an overall value basis and just above the range on a per square foot basis as established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds a reduction in the subject's assessment 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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