



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

APPELLANT: Emmanuel Theodorou
DOCKET NO.: 18-03044.001-R-1
PARCEL NO.: 19-09-31-102-022-0000

The parties of record before the Property Tax Appeal Board are Emmanuel Theodorou, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge, and the Will 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 Will County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$44,803
IMPR.: \$142,893
TOTAL: \$187,696

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2018 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 two-story dwelling of brick and frame exterior construction with 4,586 square feet of living area. The dwelling was constructed in 2005. Features of the home include an unfinished basement, central air conditioning, a fireplace and an 853 square foot garage. The property has an approximately 21,824 square foot site¹ and is located in Frankfort, Frankfort Township, Will County.

The appellant disclosed and the appellant's appraisal reveals that the subject property is an owner-occupied residence. The appellant also submitted a copy of an appraisal of the subject

¹ There is a slight size discrepancy between the appellant's appraisal report and the board of review's presentation. The board of review also failed to provide a copy of the subject's property record card as required by the procedural rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.40(a)). On this record, the Board finds that this land size dispute does not prohibit a determination of the correct assessment.

property in order to demonstrate the subject was being overvalued; this was the same appraisal report submitted by the appellant for the prior 2017 tax year appeal.

The Board takes judicial notice that the subject was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 17-01633.001-R-1. In that appeal, the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$183,315 based on the evidence submitted by the parties. The Property Tax Appeal Board also takes judicial notice that tax years 2017 and 2018 are within the same general assessment period in Will County (35 ILCS 200-9-215).

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject for tax year 2018 of \$227,757. The subject's assessment reflects a market value of \$683,750 or \$149.10 per square foot of living area, land included, when using the 2018 three-year average median level of assessment for Will County of 33.31% as determined by the Illinois Department of Revenue.

In response to the appeal, the township assessor disputed the comparability of appellant's sales in the appraisal report contending the properties were not in the subject's subdivision and questioning the adjustments that were made to the properties. In support of its contention of the correct assessment, the board of review through the township assessor submitted information on four comparable sales.

The evidence provided by the board of review further disclosed that a township equalization factor of 1.0239 was applied in 2018 to all non-farm properties in Frankfort Township.

Conclusion of Law

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2017 tax year of \$183,315 should be carried forward to the 2018 tax year at issue subject only to equalization of 1.0239 as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board takes notice that a decision on the subject property was issued reducing the subject's assessment for the 2017 tax year. The record further indicates that the subject property is an owner-occupied dwelling and that 2017 and 2018 are within the same general assessment period. The record contains no evidence indicating the subject property sold in an arm's length transaction after the Board's decision. The record also disclosed that a

township equalization factor of 1.0239 was applied in 2018. For these reasons the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior year's decision plus the application of the equalization factor of 1.0239.

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



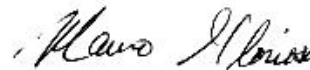
Member

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 21, 2020



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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