



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

APPELLANT: Telly Andrianopoulos
DOCKET NO.: 18-05183.001-R-1
PARCEL NO.: 05-15-210-025

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

LAND: \$29,800
IMPR.: \$263,550
TOTAL: \$293,350

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage 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 frame construction with 3,538 square feet of living area. The dwelling was constructed in 2016. Features of the home include an 1,857 square foot unfinished basement, central air conditioning, a fireplace and a 660 square foot garage.¹ The property has a 10,440 square foot site and is located in Glen Ellyn, Milton Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$760,000

¹ The parties differ as to the size of the subject's dwelling and garage. The Board finds the only credible evidence in this record regarding the size of the subject's dwelling and garage was the sketch of the subject's improvements submitted by the board of review.

as of January 1, 2016. The appellant's appraiser used the cost and the sales comparison approaches to estimate the subject's market value.

Under the cost approach, the appellant's appraiser calculated a site value for the subject of \$250,000. The appraiser then calculated a cost-new of the subject's improvements of \$458,900, without any subtraction for depreciation due to its new construction. The appraiser next added \$50,000 for "As-is" value of the site improvements to arrive at an indicated value for the subject by the cost approach of \$758,900.

Under the sales comparison approach, the appellant's appraiser selected six comparable properties located from .41 to .88 of a mile from the subject. The comparables have sites ranging in size from 8,000 to 22,500 square feet of land area and were improved with two-story dwellings that ranged in size from 3,028 to 3,825 square feet of living area. The comparables were reportedly one or two years old and had other features with varying degrees of similarity to the subject. The sales occurred from March 2015 to March 2016 for prices ranging from \$639,412 to \$787,237 or from \$190.18 to \$259.99 per square foot of living area, including land. The comparables had adjusted sale prices ranging from \$613,145 to \$787,457. Based on the adjusted sales, the appraiser arrived at an indicated value of \$760,000 for the subject by the sales comparison approach.

Under reconciliation, the appraiser placed most weight on the sales comparison approach and estimated the subject property had a market value of \$760,000 as of January 1, 2016.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$293,350. The subject's assessment reflects a market value of \$881,460 or \$249.14 per square foot of living area including land, when using the 2018 three-year average median level of assessment for DuPage County of 33.28% as determined by the Illinois Department of Revenue.

As to the appellant's appraisal, the board of review submitted a brief from the Milton Township Assessor's Office critiquing the appraisal. The assessor argued that only one of the properties used in the appraisal were located in the subject's neighborhood. The brief also revealed that the appellant's appraisal comparable #4 was originally constructed in 1922, with a recent renovation, and not a one-year old dwelling as disclosed in the appellant's appraisal. The assessor argued comparable #1 is 1.65 miles from the subject, not .58 miles as reported in the appraisal which was unrefuted by the appellant.

In support of its contention of the correct assessment the board of review submitted a grid analysis containing information on seven comparable sales. The comparables have lots ranging in size from 7,371 to 19,935 square feet of land area and were improved with two-story dwellings that ranged in size from 3,042 to 3,939 square feet of living area. The comparables were built from 2005 to 2017 and had other features with varying degrees of similarity to the subject. The comparables had sale dates ranging from April 2015 to June 2017 for prices ranging from \$770,000 to \$983,365 or from \$243.72 to \$292.84 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.

As an initial matter regarding the appellant's appraisal, the Board gave less weight to the value conclusion due to the appraiser's use of properties that were not located in the subject's neighborhood, when other similar two-story homes within the subject's neighborhood were available for comparison. In addition, the appraiser's comparable #4 was originally constructed in 1922, with a recent renovation, and not a one-year old dwelling as disclosed in the appellant's appraisal. The Board finds a 94-year-old renovated dwelling would not be comparable to a one-year old dwelling without a substantial adjustment for age, which was not done by the appraiser. These factors undermine the appraiser's value conclusion.

The Board finds the best evidence of market value to be the board of review's comparable sales #1, #6 and #7. These comparables were most similar to the subject in location, design, age, size and features and also sold more proximate in time to the January 1, 2018 assessment date at issue than did the parties' remaining comparables. The best comparables sold from June 2016 to June 2017 for prices ranging from \$805,000 to \$983,365 or from \$245.58 to \$292.84 per square foot of living area, including land. The subject's assessment reflects a market value of \$881,460 or \$249.14 per square foot of living area, including land, which is within the range established by the best comparables in this record. The Board gave less weight to the parties' remaining comparables due to their dissimilar locations, older ages and/or their sale dates occurring greater than 24 months prior to the assessment date at issue. Based on this evidence 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: March 16, 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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