



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

APPELLANT: James Athanasopoulos  
DOCKET NO.: 18-22032.001-R-1  
PARCEL NO.: 28-34-109-015-0000

The parties of record before the Property Tax Appeal Board are James Athanasopoulos, the appellant, by attorney Peter D. Verros of Verros Berkshire, PC in Chicago; 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:** \$3,022  
**IMPR.:** \$8,089  
**TOTAL:** \$11,111

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 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 exterior construction with 2,576 square feet of living area. The dwelling is approximately 54 years old. Features of the home include a crawl space foundation, central air conditioning, a fireplace and a 2.5-car garage.<sup>1</sup> The property has a 10,990 square foot site and is located in County Club Hills, Bremen Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

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<sup>1</sup> The Board finds the best evidence of the subject's foundation type is found in the subject's property characteristic sheet provided by the appellant and the grid analysis provided by the board of review depicting the subject dwelling with a crawl space foundation. The appellant reported in section III of the appeal petition that the subject dwelling has full unfinished basement, whereas the property characteristic sheet describes the subject dwelling with no basement.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located within the same assessment neighborhood code as the subject property. Based on the attached property characteristic sheets, the comparables are improved with class 2-78, two-story dwellings of frame or frame and masonry exterior construction ranging in size from 2,327 to 2,750 square feet of living area. The dwellings range in age from 16 to 62 years old. One comparable has a crawl space foundation. Two comparables have full or partial basements that are unfinished and two comparables each have either a two-car or a three-car garage. The comparables have improvement assessments that range from \$5,390 to \$8,222 or from \$2.29 to \$2.99 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$7,449 or \$2.89 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,111. The subject property has an improvement assessment of \$8,089 or \$3.14 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject property. The comparables are improved with class 2-78, two-story dwellings of frame or frame and masonry exterior construction ranging in size from 2,388 to 2,596 square feet of living area. The dwellings range in age from 47 to 51 years old. Each comparable has a partial basement, two of which have recreation rooms. The comparables each have central air conditioning, one comparable has a fireplace and each comparable has either a 1.5-car or a 2-car garage. The comparables have improvement assessments that range from \$10,127 to \$11,876 or from \$4.19 to \$4.79 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 a total of seven equity comparables for the Board's consideration. The Board finds that none of the comparables are truly similar to the subject due to differences in foundation type and/or lack of a garage. Nevertheless, the Board gives less weight to appellant's comparable #3 due to its newer age when compared to the subject dwelling. The Board finds the parties' remaining comparables are relatively similar to the subject in location, dwelling size, design and age. The comparables have improvement assessments that range from \$6,729 to \$11,876 or from \$2.89 to \$4.79 per square foot of living area. The subject's improvement assessment of \$8,089 or \$3.14 per square foot of living area falls within the range established by the comparables in the record. After considering adjustments to the comparables for differences

when compared to the subject, the Board finds the subject's improvement assessment is supported. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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.

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Chairman



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Member



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Member



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Member

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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: November 16, 2021



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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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