



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

APPELLANT: Steve Tselepatiotis
DOCKET NO.: 18-24154.001-R-1
PARCEL NO.: 12-12-320-020-0000

The parties of record before the Property Tax Appeal Board are Steve Tselepatiotis, 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: \$4,812
IMPR.: \$18,113
TOTAL: \$22,925

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 one-story dwelling of masonry exterior construction with 1,497 square feet of living area. The dwelling is 47 years old. Features of the home include a full finished basement, central air conditioning, and a 2-car garage. The property has a 5,066 square foot site and is located in Norridge, Norwood Park Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the subject's improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with class 2-03, one-story dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 1,144 to 1,757 square feet of living area. The

dwelling range in age from 56 to 65 years old. Four comparables each have a crawl space foundation and five comparables each have a full basement with four having finished area. Five comparables each have central air conditioning. Each comparable has either a 1-car or a 2-car garage. The comparables have improvement assessments ranging from \$12,778 to \$17,727 or from \$9.19 to \$11.17 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$15,608, or \$10.43 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 \$22,925. The subject property has an improvement assessment of \$18,113 or \$12.10 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on two grid sheets of eight comparables each number #1 through #4. For this analysis, the grid sheet with equity and sales information will be renumbered in consecutive order as comparables #5 through #8. The eight comparables are located within the same neighborhood code as the subject and are improved with class 2-03, one-story dwellings of masonry exterior construction ranging in size from 1,124 to 1,494 square feet of living area. The dwellings range in age from 55 to 60 years old and have full basements with six having finished area. Seven comparables each have central air conditioning. Two comparables each have one fireplace. Seven comparables each have either a 1-car, a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$13,645 to \$31,802 or from \$12.14 to \$21.83 per square foot of living area. The sales data submitted for Comparables #5 through #8 will be excluded in the Board's analysis as it is not responsive to the appellant's assessment inequity argument. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The taxpayer contends improvement 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 17 comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 through #3, #5 through #7, and #9 as well as the board of review comparables #1 and #3 through #8 due to differences in their dwelling size and/or lack of a basement or a garage when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #4 and #8 and the board of review comparable #2 because they are closer in dwelling size to the subject and also most similar in overall property characteristics to the subject. These three comparables have improvement assessments ranging from \$14,394 to \$23,947 or from \$10.10 to \$16.44 per square foot of living area. The subject's improvement assessment of \$18,113 or \$12.10 per

square foot of living area falls within the range established by the most similar comparables in the record. After considering adjustments to the comparables for differences when compared to the subject, 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.



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: September 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Steve Tselepatiotis, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602