



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

APPELLANT: Chris Carollo
DOCKET NO.: 18-26299.001-R-1
PARCEL NO.: 18-09-219-008-0000

The parties of record before the Property Tax Appeal Board are Chris Carollo, 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: \$3,852
IMPR.: \$18,639
TOTAL: \$22,491

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 1.5-story dwelling with 1,323 square feet of living area of frame and masonry exterior construction. The dwelling is approximately 73 years old. Features of the home include a full unfinished basement, two full bathrooms and a 2-car garage. The property has a 6,700 square foot site and is located in La Grange, Lyons 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 overvaluation as the basis of the appeal.¹ In support of this argument, the appellant submitted information on four comparable sales located within the same neighborhood

¹ While the bases of the appeal marked on the Residential Appeal form were “comparable sales” and “recent construction,” the appellant failed to provide the required data in Section VI of the appeal form concerning recent construction.

code as the subject property. The comparables have sites that range in size from 3,350 to 13,400 square feet of land area. The comparables are improved with similar class 2-03 dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 1,191 to 1,599 square feet of living area. The dwellings range in age from 64 to 71 years old. Three comparables each have a concrete slab foundation, one comparable has a full unfinished basement, three comparables have central air conditioning, one comparable has a fireplace and each comparable has either a 1.5-car, a 2-car or a 2.5-car garage. The properties sold from January to October 2016 for prices ranging from \$176,000 to \$219,000 or from \$115.70 to \$154.12 per square foot of living area, including land. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$18,324. The requested assessment would reflect a total market value of \$183,240 or \$138.50 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$22,491. The subject's assessment reflects a market value of \$224,910 or \$170.00 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 the same neighborhood code as the subject property. The comparables have sites that range in size from 6,700 to 10,094 square feet of land area. The comparables are improved with similar class 2-03, 1-story or 1.5-story dwellings of frame, masonry or frame and masonry exterior construction ranging in size from 1,086 to 1,512 square feet of living area. The dwellings range in age from 63 to 74 years old. Each comparable has an unfinished full or partial basement, three comparables have central air conditioning, two comparables each have a fireplace and each comparable has either a 1-car, a 1.5-car or a 2-car garage. The properties sold from August 2016 to June 2018 for prices ranging from \$400,500 to \$505,000 or from \$281.12 to \$452.51 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties provided eight suggested comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables, as well as board of review comparable #1, as their 2016 sales are somewhat dated and less likely to reflect the subject's market value as of the January 1, 2018 assessment date. Furthermore, appellant's comparables #1 through #3 have dissimilar concrete slab foundations when compared to the subject's full unfinished basement.

The Board gives reduced weight to board of review comparable #2 which differs from the subject in site size and design.

The Board finds the best evidence of market value to be the board of review comparable sales #3 and #4. These comparables have varying degrees of similarity when compared to the subject. They sold in October and June 2017 for prices of \$406,500 and \$400,500 or for \$281.12 and \$368.78 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$224,910 or \$170.00 per square foot of living area, including land, which is considerably less than the best comparable sales in this record on both an overall price and price per square foot basis. After considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds no reduction in the subject's estimated market value as reflected by its assessment is warranted.

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:

May 18, 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

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