



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

APPELLANT: Mathew & Lisa Norris
DOCKET NO.: 18-37936.001-R-1
PARCEL NO.: 03-19-206-021-0000

The parties of record before the Property Tax Appeal Board are Mathew & Lisa Norris, the appellants, 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: \$4,104
IMPR.: \$63,693
TOTAL: \$67,797

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 masonry construction with 4,269 square feet of living area. The dwelling is approximately 13 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 3-car garage. The property has a 9,120 square foot site and is located in Arlington Heights, Wheeling Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend assessment inequity with regard to the subject's improvement as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables that were located within the same neighborhood code as the subject and within .22 of a mile from the subject property.¹ The comparables were two-story dwellings of

¹ The appellant's equity grid listed the same property as comparables #4 and #5.

frame or frame and masonry construction that ranged in size from 4,008 to 4,669 square feet of living area. The homes ranged in age from 1 to 55 years old. The comparables featured full or partial basements, two of which had finished area, central air conditioning and garages ranging in size from a 2-car to a 3-car. Two comparables had a fireplace. The comparables had improvement assessments ranging from \$39,693 to \$55,605 or from \$9.62 to \$13.87 per square foot of living area. Based on this evidence the appellants requested that the subject's assessment be reduced to \$52,021.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,797. The subject property has an improvement assessment of \$63,693 or \$14.92 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 that were located within the same neighborhood code as the subject. One of the comparables was also located on the same block as the subject property. The comparables were one-story or two-story dwellings of masonry or frame and masonry construction that ranged in size from 1,184 to 4,092 square feet of living area. The homes ranged in age from 8 to 56 years old. Three comparables had full basements, one of which had finished area, and one comparable had a crawl-space foundation. Three comparables had central air conditioning and either one or two fireplaces. The comparables had garages ranging in size from a 2-car to a 3-car. The comparables had improvement assessments ranging from \$17,797 to \$78,767 or from \$15.03 to \$19.25 per square foot of living area. Based on this evidence the board of review requested that the subject's assessment be confirmed.

Conclusion of Law

The taxpayers contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable properties for the Board's consideration. The Board gave less weight to the appellant's comparables, as well as the board of review's comparable #2, due to their differences in age when compared to the subject. In addition, the board of review's comparable #2 was a dissimilar one-story dwelling with a crawl-space foundation, unlike the subject. The Board finds the board of review's remaining comparables were most similar to the subject in location, style, age, size and most features. These comparables had improvement assessments ranging from \$67,526 to \$78,767 or from \$17.53 to \$19.25 per square foot of living area. The subject's improvement assessment of \$63,693 or \$14.92 per square foot of living area falls below the improvement assessments of the best comparables in this record and appears to be under-assessed. Based on this record the Board finds the appellants 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: 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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