



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

APPELLANT: John Hatzigiannis
DOCKET NO.: 18-38136.001-R-1
PARCEL NO.: 13-01-121-009-0000

The parties of record before the Property Tax Appeal Board are John Hatzigiannis, 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: \$7,365
IMPR.: \$34,724
TOTAL: \$42,089

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 three-story multi-family dwelling of masonry exterior construction with 4,401 square feet of building area. The dwelling is approximately 89 years old. Features of the building include a basement¹ and a 2.5-car garage. The property has a 4,092 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity and overvaluation as the bases of the appeal. In support of the assessment inequity argument, the appellant submitted information on five equity

¹ For the subject's basement area, the appellant reported "Craw and Formal Rec. Room" and the board of review reported "full unfinished." Although the parties agree the subject has a basement; the board is unable to determine if it has a partial or a full basement or if the basement has a finished area.

comparables with the same neighborhood code as the subject property and located within 0.16 of a mile from the subject property. The comparables are improved with class 2-11 multi-family buildings of masonry exterior construction ranging in size from 4,920 to 5,511 square feet of building area. The comparables range in age from 65 to 93 years old and have basements, two of which have finished apartments. Four comparables have either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$32,635 to \$37,041 or from \$5.92 to \$7.42 per square foot of building area.

In support of the overvaluation argument, the appellant submitted information on four comparable sales with the same neighborhood code as the subject property. The comparables have sites ranging in size from 3,720 to 4,588 square feet of land area and are improved with class 2-11 multi-family buildings of masonry exterior construction ranging in size from 2,391 to 6,618 square feet of building area. The buildings range in age from 65 to 95 years old and have basements, two of which are finished with a formal recreational room or an apartment. One comparable has central air conditioning. Each comparable has a 2-car or a 3-car garage. The comparables sold from January 2016 to September 2018 for prices ranging from \$209,400 to \$532,000 or from \$67.75 to \$90.64 per square foot of building area, including land.

Based on this evidence, the appellant requested in the Residential Appeal petition that the subject's total assessment be reduced to \$35,907. The requested assessment would reflect a total market value of \$359,070 or \$81.59 per square foot of building 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 request would lower the subject's improvement assessment to \$28,542 or \$6.49 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$42,089. The subject's assessment reflects a market value of \$420,890 or \$95.64 per square foot of building area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject has an improvement assessment of \$34,724 or \$7.89 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted both equity and sales information on three comparable properties located within the same neighborhood code as the subject property and 0.25 of a mile from the subject property. The comparables have sites ranging in size from 4,092 to 7,433 square feet of land area and are improved with class 2-11 multi-family buildings of masonry or frame and masonry exterior construction ranging in size from 3,988 to 5,385 square feet of building area. The dwellings range in age from 64 to 89 years old and have basements. One comparable has two fireplaces. Each comparable has from a two-car to a four-car garage. The comparables have improvement assessments ranging from \$39,082 to \$48,587 or from \$9.02 to \$11.05 per square foot of building area. The comparables sold from May 2016 to October 2017 for prices ranging from \$505,000 to \$640,000 or from \$111.88 to \$153.22 per square foot of building area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant contends in part assessment inequity with respect to the improvement as a 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 on this basis.

The parties submitted eight equity comparable properties for the Board's consideration. The Board has given less weight to the appellant's equity comparables #2 and #5 and the board of review comparables due to differences in their building size, age and/or lack of a garage when compared to the subject property. The Board finds the best evidence of assessment equity to be the appellant's equity comparables #1, #3, and #4 which are more similar to the subject in both building size and age. These three comparables have improvement assessments ranging from \$35,435 to \$37,041 or \$7.20 and \$7.42 per square foot of building area. The subject's improvement assessment of \$34,724 or \$7.89 per square foot of building area falls below the range established by the best comparables in this record on an overall improvement assessment basis and above the range on a per-square-foot basis. After considering adjustments to the comparables for differences when compared to the subject, including the economies of scale in relation to the subject's smaller building size and higher per-square-foot assessment, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's assessment is justified.

The appellant contends in part that 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 met this burden of proof and a reduction in the subject's assessment based on overvaluation is warranted.

The parties submitted a total of seven suggested comparable sales for the Board's consideration. The Board has given less weight to all the appellant's comparable sales #1, #3 and #4 along with the board of review comparable sale #3 due to their dissimilar building sizes when compared to the subject. The Board finds the best evidence of market value to be the appellant's comparable sale #2 and board of review comparable sales #1 and #2, which are most similar to the subject in dwelling size. These three comparables sold from May 2016 to February 2017 for prices ranging from \$400,000 to \$640,000 or from \$90.64 to \$153.22 per square foot of building area. The subject's assessment reflects a market value of \$420,890 or \$95.64 per square foot of building area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the best comparable sale for differences when compared to the subject, the Board finds no reduction in the subject's assessment is justified based on overvaluation.

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: January 17, 2023



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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