



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

APPELLANT: Menis Demerakos  
DOCKET NO.: 18-38301.001-R-1  
PARCEL NO.: 13-01-119-020-0000

The parties of record before the Property Tax Appeal Board are Menis Demerakos, 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.:** \$51,795  
**TOTAL:** \$59,160

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 2-story multi-family building of masonry exterior construction with 5,782 square feet of building area. The building is approximately 29 years old. Features of the building include a full basement finished with an apartment and central air conditioning. 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 with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located in the same neighborhood code as the subject property. The comparables are improved with 3-story multi-family buildings of masonry exterior construction ranging in size from 5,703 to 9,666 square feet of building area. The comparables range in age from 86 to

89 years old. Each comparable has an unfinished basement and a 3-car garage. One comparable has 6 fireplaces. The comparables have improvement assessments ranging from \$44,027 to \$72,153 or from \$6.60 to \$7.99 per square foot of building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$41,659 or \$7.20 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 \$59,160. The subject property has an improvement assessment of \$51,795 or \$8.96 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located in the same neighborhood code as the subject property. The comparables are improved with 2-story or 3-story multi-family buildings of masonry exterior construction ranging in size from 4,177 to 5,358 square feet of building area. The comparables range in age from 58 to 90 years old. Each comparable has a full basement with two finished with either a recreation room or an apartment and a 2-car to a 4-car garage. One comparable has two fireplaces. The comparables have improvement assessments ranging from \$41,079 to \$49,382 and from \$9.13 to \$11.05 per square foot of building area. Based on this evidence, the board of review requested the assessment be confirmed.

### **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 nine suggested comparables for the Board's consideration, which are each significantly older buildings than the subject. Nevertheless, the Board gives less weight to the appellant's comparables as well as board of review comparable #4 which have a dissimilar 3-story design when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2, and #3 which are 2-story buildings, like the subject. These three comparables have varying degrees of similarity to the subject property in location, age, dwelling size, and features. Each of these comparables is a smaller, older building than the subject and two of these comparables lack central air conditioning, a feature of the subject, suggesting upward adjustments for these differences would be necessary to make them more equivalent to the subject. In addition, each comparable has a garage and one comparable has two fireplaces, both features the subject lacks, suggesting downward adjustments would be necessary for these differences to make them more equivalent to the subject. Nevertheless, these comparables have improvement assessments ranging from \$41,079 to \$49,382 and from \$9.41 to \$11.05 per square foot of building area. The subject's improvement assessment of \$51,795 or \$8.96 per square foot of building area falls

above the range established by the best comparables in this record on an overall improvement assessment basis but below the range on a per square foot basis. The subject's higher improvement assessment is logical considering it's a newer, larger building than the three best comparables and the subject also has central air conditioning, a feature the comparables lack. Based on this record and after consideration of the various adjustments to the best comparables for differences from 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.



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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: February 20, 2024



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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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