



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

APPELLANT: Bill Mitas  
DOCKET NO.: 18-39203.001-R-1  
PARCEL NO.: 13-02-219-033-0000

The parties of record before the Property Tax Appeal Board are Bill Mitas, 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:** \$6,012  
**IMPR.:** \$22,626  
**TOTAL:** \$28,638

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-story dwelling of masonry construction with 1,274 square feet of living area. The dwelling is 63 years old. Features of the home include a full finished basement and central air conditioning. The property has a 4,454 square foot site and is located in Chicago, Jefferson 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. In support of this argument the appellant submitted a grid analysis containing four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 3,570 to 4,224 square feet of land area that are improved with class 2-03 dwellings of masonry construction. The homes range in size from 1,297 to 1,554 square feet of living area and are 64 or 65 years old. Three comparables have full or partial unfinished basements, and one

comparable has a crawl-space foundation. Each comparable has central air conditioning, one comparable has a fireplace and one comparable has a detached 2-car garage. The comparables sold from June 2017 to October 2018 for prices ranging from \$260,000 to \$300,000 or from \$192.41 to \$215.52 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,638. The subject's assessment reflects a market value of \$286,380 or \$224.79 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 a grid analysis containing four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 3,720 to 7,575 square feet of land area that are improved with class 2-03 dwellings of frame and masonry construction. The homes range in size from 1,138 to 1,476 square feet of living area and range in age from 63 to 69 years old. The comparables have full basements, three of which are finished, and from a 1-car to a 2-car garage. The comparables sold from September 2016 to October 2018 for prices ranging from \$349,000 to \$398,000 or from \$264.23 to \$325.13 per square foot of living area, including land. 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 submitted a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #4 due to its dissimilar crawl-space foundation, unlike the subject. The Board also gives less weight to the board of review's comparables #1 and #2, due to their sale date occurring greater than 15 months prior to the January 1, 2018 assessment date at issue and/or their considerably larger site when compared to the subject. The Board finds the parties' remaining comparables have varying degrees of similarity to the subject. However, each of the appellant's best comparables lack a finished basement, unlike the subject, and each of the board of review's best comparables, as well as the appellant's comparable #3, have a ;2-car garage, unlike the subject. Nevertheless, the best comparables sold from June 2017 to October 2018 for prices ranging from \$260,000 to \$370,000 or from \$192.41 to \$325.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$286,380 or \$224.79 per square foot of living area, including land, which falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported 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:

November 22, 2022



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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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