



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

APPELLANT: Jim Matsas  
DOCKET NO.: 18-46269.001-R-1  
PARCEL NO.: 07-35-308-031-0000

The parties of record before the Property Tax Appeal Board are Jim Matsas, 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:** \$3,265  
**IMPR.:** \$15,869  
**TOTAL:** \$19,134

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 two-story townhome of frame exterior construction with 1,135 square feet of living area. The dwelling is approximately 44 years old. Features of the home include a full basement that is unfinished, central air conditioning and a two-car garage. The property has a 2,375 square foot site and is located in Roselle, Schaumburg Township, Cook County. The subject is classified as a class 2-95 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 information on four comparable sales with the same assessment neighborhood code as the subject property. The comparables have sites ranging in size from 1,716 to 2,375 square feet of land area. The comparables are improved with class 2-95 townhomes of frame exterior construction, each with 1,135 square feet of living area. The

dwelling are 42 to 44 years old. Each comparable has a full basement that is unfinished, central air conditioning and a one-car garage. The properties sold from March 2016 to November 2017 for prices ranging from \$136,500 to \$155,000 or from \$120.26 to \$136.56 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's assessment be reduced to \$14,793, reflecting a market value of \$147,930 or \$130.33 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%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,134. The subject's assessment reflects a market value of \$191,340 or \$168.58 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 with the same assessment neighborhood code as the subject and located within the same block as the subject property. The comparables have sites ranging in size from 1,794 to 2,505 square feet of land area. The comparables are improved with class 2-95 two-story townhomes of frame exterior construction, each with 1,135 square feet of living area. The dwellings are 41 or 44 years old. The comparables each have a full basement, two of which have finished area. Each comparable has central air conditioning and either a one-car or a two-car garage. Two comparables each have one fireplace. The properties sold from May 2017 to January 2018 for prices ranging from \$215,000 to \$235,700 or from \$189.43 to \$207.67 per square foot of living area, including land. The board of review also revealed the subject was purchased in October 2015 for a price of \$150,000 or \$132.16 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 record contains eight suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #2 and #3 due to their sale dates occurring in 2016, less proximate in time to the assessment date at issue than the remaining comparable sales in the record, and thus less likely to reflect the subject's market value as of the January 1, 2018 assessment date. The Board has given reduced weight to board of review comparables #1 and #3 as each dwelling has a finished basement, unlike the subject.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #4, along with board of review comparable sales #2 and #4, which sold proximate in time to the assessment date at issue and are identical to the subject in property classification and dwelling

size. These four comparables are also similar to the subject in age and some features. The properties sold from May 2017 to November 2017 for prices ranging from \$146,200 to \$235,700 or from \$128.81 to \$207.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$191,340 or \$168.58 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After considering necessary adjustments to the best 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

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 21, 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

AGENCY

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