



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

APPELLANT: Michael Bares
DOCKET NO.: 18-47256.001-R-1
PARCEL NO.: 06-22-414-018-0000

The parties of record before the Property Tax Appeal Board are Michael Bares, the appellant(s), 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: \$4,948
IMPR.: \$14,515
TOTAL: \$19,463

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 is improved with a two-story dwelling of frame construction with 1,516 square feet of living area. The dwelling is approximately 26 years old. Features of the home include a partial basement with a recreation room, central air conditioning, one fireplace and a two-car attached garage. The property has a 9,897 square foot site and is located in Streamwood, Hanover Township, Cook County. The subject is classified as a class 2-07 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 classified as class 2-07 properties improved with dwellings of frame construction ranging in size from 1,554 to 1,869 square feet of living area. The age of the dwellings was not provided. Each property has the same assessment neighborhood code as the subject property and have either a partial unfinished basement, a crawl

space or a slab foundation. Each of the comparables has central air conditioning and a two-car garage and either one or two fireplaces. The comparables have sites ranging in size from 6,300 to 8,489 square feet of land area. The sales occurred from February 2016 to January 2017 for prices ranging from \$92.99 to \$112.88 per square foot of living area, including land. The appellant requested the subject's assessment be reduced to \$15,517.

The appellant also provided additional information on four sales comparables on a grid titled "comparable sales analysis". This grid provided limited information on the four sales comparable properties that were classified as class 2-78 properties under the Cook County Real Property Assessment Classification Ordinance. Additionally, each of the listed comparable properties had a different assessment neighborhood code as the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$19,463. The subject's assessment reflects a market value of \$194,630 or \$128.38 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-07 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales improved with two-story dwellings of frame construction or frame and masonry construction ranging in size from 1,639 to 1,937 square feet of living area. The comparables ranged in age from 24 to 30 years and have the same classification code as the subject property. Each property has either a full or partial unfinished basement. Each comparable had a fireplace and a two-car garage. Three comparables had central air conditioning. These properties have sites ranging in size from 8,153 to 14,041 square feet of land area. The comparables have the same assessment neighborhood code as the subject property. The sales occurred from September 2016 to June 2018 for prices ranging from \$269,899 to \$279,900 or from \$139.39 to \$170.77 per square foot of living area, including land.

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 Board finds the best evidence of market value to be the appellant's comparables #2 and the board of review's comparables #2, #3 and #4. These four comparables had sales prices ranging from \$107.01 to \$170.77 per square foot of building area, including land. The remaining comparables were given less weight due to differences in size. In comparison the subject's assessment reflects a market value of \$128.38 per square foot of building area is within the range of the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued 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 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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