



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

APPELLANT: Apostle Velliotis
DOCKET NO.: 19-08865.001-R-1
PARCEL NO.: 03-17-317-004

The parties of record before the Property Tax Appeal Board are Apostle Velliotis, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** in the assessment of the property as established by the **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$38,210
IMPR.: \$99,940
TOTAL: \$138,150

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 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 dwelling of brick and frame exterior construction with 2,880 square feet of living area. The dwelling was constructed in 1986 and is approximately 33 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 473 square foot garage. The property has a 5,661 square foot site¹ and is located in Addison, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on five comparable sales, which were presented on two pages and are renumbered as comparables #1 through #5, together with a listing sheet for each comparable sale. The comparables are located within the same assessment neighborhood code as

¹ Additional details regarding the subject property not reported by the appellant are found in the subject's property record card presented by the board of review.

the subject property. The parcels range in size from 7,800 to 10,925 square feet of land area² and are improved with two-story homes of brick and frame exterior construction ranging in size from 2,362 to 2,656 square feet of living area. The homes range in age from 35 to 40 years old. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 460 to 528 square feet of building area. The comparables sold from June 2017 to November 2018 for prices ranging from \$260,000 to \$385,000 or from \$110.08 to \$144.95 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment to \$122,810 which would reflect a market value of \$368,467 or \$127.94 per square foot of living area, including land, at the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$143,040. The subject's assessment reflects a market value of \$429,679 or \$149.19 per square foot of living area, land included, when using the 2019 three year average median level of assessment for DuPage County of 33.29% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales, together with a map depicting the locations of both parties' comparables in relation to the subject and property record cards for both parties' comparables. Two of the comparable sales are located within the same assessment neighborhood code as the subject property. The parcels range in size from 7865 to 11050 square feet of land area and are improved with two-story homes of frame or brick and frame exterior construction ranging in size from 2,137 to 2,550 square feet of living area. The dwellings were built in 1979 or 1989. Each home has a basement, central air conditioning, and a garage ranging in size from 430 to 473 square feet of building area. The comparables sold from April to October 2017 for prices ranging from \$330,000 to \$375,000 or from \$147.06 to \$162.28 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #4 and #5 and the board of review's comparables, which sold less proximate in time to the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2, and #3, which have varying degrees of similarity to the subject, although these comparables are much

² Additional details regarding the comparables not reported by the appellant are found in their property record cards presented by the board of review.

smaller homes than the subject dwelling. These most similar comparables sold in March and October 2018 for prices ranging from \$260,000 to \$385,000 or from \$110.08 to \$144.95 per square foot of living area, including land. The subject's assessment reflects a market value of \$429,679 or \$149.19 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is 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: June 21, 2022



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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