



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

APPELLANT: Danny Tzoumas
DOCKET NO.: 19-24600.001-R-1
PARCEL NO.: 15-36-303-032-0000

The parties of record before the Property Tax Appeal Board are Danny Tzoumas, 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: \$8,666
IMPR.: \$52,532
TOTAL: \$61,198

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 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 1-story dwelling of masonry exterior construction with 2,436 square feet of living area. The dwelling is approximately 66 years old. Features of the home include a basement with finished area, two fireplaces, and a 2-car garage. The property has a 10,833 square foot site and is located in Riverside, Riverside Township, Cook County. The subject is classified as a class 2-04 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 that are located within the same neighborhood code as the subject property. The properties have sites that range in size from 6,802 to 13,946 square feet of land area. The comparables are improved with class 2-04 dwellings of frame, masonry, stucco, or frame and masonry exterior construction ranging in size

from 1,996 to 2,429 square feet of living area. The homes range in age from 76 to 129 years old. Three comparables each have an unfinished basement and one comparable has a concrete slab foundation. Three comparables each have central air conditioning and from a 1-car to a 3-car garage. Each comparable has one or two fireplaces. The properties sold from April 2017 to December 2018 for prices ranging from \$350,000 to \$520,000 or from \$172.23 to \$214.08 per square foot of living area, land included. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$45,748 which would reflect a total market value of \$457,480 or \$187.80 per square foot of living area, land included, 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 \$61,198. The subject's assessment reflects a market value of \$611,980 or \$251.22 per square foot of building area, land included, 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, three of which are located in the same neighborhood code as the subject property. The properties have sites that range in size from 7,875 to 14,758 square feet of land area. The comparables are improved with 1-story or 2-story, class 2-04 dwellings of masonry, stucco, or frame and masonry exterior construction ranging in size from 1,819 to 2,152 square feet of living area. The homes range in age from 54 to 95 years old. Each comparable has a basement with one having finished area and a 2-car garage. Three comparables each have central air conditioning and one or two fireplaces. The properties sold from May 2016 to October 2019 for prices ranging from \$475,000 to \$535,000 or from \$248.61 to \$274.52 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight suggested comparable sales for the Board's consideration. However, the Board finds none of these comparables are truly similar to the subject due to significant differences from the subject in location, design, age, dwelling size, and/or other features. Nevertheless, the Board gives less weight to the appellant's comparable #3 as well as board of review comparables #3 and #4 which differ from the subject in location or have 2017 and 2018 sales dates occurring less proximate in time to the subject's January 1, 2019 assessment date at issue than other comparables in this record. The remaining comparables sold proximate to the subject's assessment date for prices ranging from \$350,000 to \$501,000 or from \$172.23 to \$274.52 per square foot of living area, land included. The subject's assessment reflects an

estimated market value of \$611,980 or \$251.22 per square foot of living area, land included, which falls above the range established by the five remaining comparable sales in this record on an overall value basis but within the range on a price per square foot basis. Based on this evidence and after considering the significant differences of the remaining comparables from the subject, the Board finds the appellant failed to prove by a preponderance of the evidence that a reduction in the subject's assessment is justified based on overvaluation.

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 18, 2024



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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