



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

APPELLANT: Bill Metropoulos
DOCKET NO.: 19-37977.001-R-1
PARCEL NO.: 04-20-303-025-0000

The parties of record before the Property Tax Appeal Board are Bill Metropoulos, 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: \$16,318
IMPR.: \$54,764
TOTAL: \$71,082

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 two-story dwelling of masonry exterior construction with 3,319 square feet of living area. The dwelling is approximately 32 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 2-car garage. The property has a 14,190 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment equity. The subject's land assessment was not challenged.

In support of the overvaluation argument, the appellant submitted information on four comparable sales located in the same neighborhood code as the subject property. The

comparables have sites that range in size from 10,781 to 15,824 square feet of land area and are improved with class 2-78 dwellings of masonry or frame and masonry exterior construction that range in size from 3,330 to 3,677 square feet of living area. The dwellings are 35 or 36 years old. Each comparable has an unfinished basement, central air conditioning, one fireplace and a 2-car or a 2.5-car garage. The comparables sold from May to September 2017 for prices ranging from \$640,000 to \$740,000 or from \$181.77 to \$208.71 per square foot of living area, land included.

As an alternate basis of the appeal, the appellant contends assessment inequity with respect to the improvement assessment. In support of the equity argument, the appellant submitted information on six equity comparables located in the same neighborhood code as the subject property. The comparables are improved with two-story, class 2-78 dwellings of masonry or frame and masonry exterior construction that range in size from 3,070 to 3,780 square feet of living area. The dwellings range in age from 31 to 53 years old. Five comparables have an unfinished basement and one comparable has a crawl space foundation. Each comparable has central air conditioning, one fireplace and a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$45,220 to \$60,480 or from \$14.73 to \$16.00 per square foot of living area.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$65,911. The requested assessment reflects a total market value of \$695,110 or \$198.59 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 request would lower the subject's improvement assessment to \$49,593 or \$14.94 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$71,082. The subject's assessment reflects a market value of \$710,820 or \$214.17 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 subject has an improvement assessment of \$54,764 or \$16.50 per square foot of living area.

In support of its contention of the correct assessment on the basis of overvaluation, the board of review submitted information on four comparable sales located within 0.25 of a mile from the subject property. Board of review comparable #1 is the same property as the appellant's comparable #1 but with a different sale date. The comparables have sites that range in size from 12,320 to 15,824 square feet of land area and are improved with two-story, class 2-78 dwellings of masonry or frame and masonry exterior construction that range in size from 3,152 to 3,631 square feet of living area. The dwellings are 35 or 36 years old. Each comparable has an unfinished basement, central air conditioning and a 2-car garage. Three comparables each have one fireplace. The comparables sold from February to October 2018 for prices ranging from \$755,000 to \$870,000 or from \$216.48 to \$244.29 per square foot of living area, land included.

On equity grounds, the board of review submitted information on four equity comparables located in the same neighborhood code as the subject property. The comparables are improved with two-story, class 2-78 dwellings of masonry exterior construction that range in size from

3,068 to 3,619 square feet of living area. The homes are each 36 years old. Each comparable has a basement, one with finished area, central air conditioning, one or two fireplaces and a 2-car garage. The comparables have improvement assessments ranging from \$55,190 to \$63,939 or from \$16.90 to \$18.02 per square foot of living area.

Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends, in part, 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 comparable sales for the Board's consideration, where one common property sold twice. The Board gave less weight to the appellant's comparables as they sold in 2017 and are dated and less likely to reflect the subject's market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be the board of review comparables which sold more proximate in time to the assessment date at issue and are like the subject in location, age, design, dwelling size and some features. These comparables sold from February to October 2018 for prices ranging from \$755,000 to \$870,000 or from \$216.48 to \$244.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$710,820 or \$214.17 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment, based on overvaluation is not justified.

The taxpayer also contends assessment inequity as an alternative basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment, based on inequity is not warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gave less weight to the appellant's comparable #2 for its crawl space foundation and comparable #6 due to its older age when compared to the subject's finished basement and age.

The Board finds the best evidence of assessment equity to be the remaining comparables which are similar to the subject in location, age, design and dwelling size. These comparables have improvement assessments that range from \$47,771 to \$63,939 or from \$15.25 to \$18.02 per square foot of living area. The subject's improvement assessment of \$54,764 or \$16.50 per square foot of living area falls within the range established by the best equity comparables in the record. Board of review comparable #2 is given most weight since it has a finished basement like the subject and has an improvement assessment of \$63,133 or \$17.44 per square foot of living area. Therefore, after considering adjustments to the comparables for differences with the subject, the Board finds the subject's assessment is supported and no reduction, based on uniformity, 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



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:

April 20, 2021



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Bill Metropoulos, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602