



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

APPELLANT: Georgia Sklavos
DOCKET NO.: 19-49978.001-R-1
PARCEL NO.: 13-12-121-063-1001

The parties of record before the Property Tax Appeal Board are Georgia Sklavos, 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: \$3,211
IMPR.: \$13,820
TOTAL: \$17,031

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 2-bedroom/1-bathroom residential condominium unit with 875 square feet of living area that is approximately 69 years old. The property is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-99 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 an appraisal prepared by William P. Neberieza, a certified general real estate appraiser, estimating the subject property had a market value of \$143,000 as of January 1, 2018.

Under the sales comparison approach, the appraiser selected three comparable sales located within 0.55 of a mile from the subject. The comparables are 2-bedroom/1-bathroom residential condominium units ranging in size from 850 to 1,000 square feet of living area and range in age

from 65 to 77 years old. The comparables sold from January to May 2017 for prices ranging from \$142,000 to \$149,900 or from \$149.90 to \$167.06 per square foot of living area. The appraiser made adjustments to the comparables for differences from the subject in dwelling size to arrive at adjusted prices ranging from \$142,000 to \$143,600, including land. The appraiser concluded a value for the subject of \$143,000 as of January 1, 2018.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,031. The subject's assessment reflects a market value of \$170,310 or \$194.64 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 three comparable sales. The comparables are improved with 2-bedroom/1-bathroom residential condominium units that range in size from 750 to 900 square feet of living area and range in age from 51 to 65 years old. Comparables #2 and #3 have central air conditioning. The comparables sold from March 2017 to September 2019 for prices ranging from \$149,000 to \$193,000 or from \$198.67 to \$220.47 per square foot of living area, including land.

The board of review also presented printouts describing a listing of the subject's building (including all of its units) for a price of \$687,500 in February 2021, which was reduced to \$679,000 in June 2021. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 an appraisal presented by the appellant and three comparables sales and listing information for the subject's building presented by the board of review for the Board's consideration. The Board gives less weight to the appellant's appraisal as it states a value conclusion as of January 1, 2018 rather than the assessment date and relies on sales in 2017, which are more remote from the assessment date than other sales in this record. The Board also gives less weight to the board of review's comparable #1, which sold less proximate in time to the assessment date than other comparables in this record. The Board gives less weight to the listing data as this listing occurred in 2021, which is less proximate in time to the assessment date.

The Board finds the best evidence of market value to be the board of review's comparables #2 and #3, which sold more proximate in time to the assessment date and are similar to the subject in dwelling size, age, and features. These two most similar comparables sold in March and September 2019 for prices of \$187,000 and \$193,000 or \$220.47 and \$214.49 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$170,310 or \$194.64 per square foot of living area, including land, which is below the best comparables in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds no reduction in the subject's 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

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:

May 21, 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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