



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

APPELLANT: Peter Chrysanthou
DOCKET NO.: 19-49989.001-R-1
PARCEL NO.: 27-02-316-012-0000

The parties of record before the Property Tax Appeal Board are Peter Chrysanthou, 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: \$7,290
IMPR.: \$47,923
TOTAL: \$55,213

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 frame and masonry exterior construction with 4,436 square feet of living area. The dwelling is approximately 16 years old. Features of the home include a full unfinished basement,¹ central air conditioning, a fireplace, and a three-car garage. The property has a 12,150 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-08 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 have the same neighborhood code as the subject. The comparables have sites ranging in size from 10,424 to 40,946 square feet of land area and are improved with class 2-08 dwellings of masonry or frame and masonry exterior

¹ The board of review reported a full unfinished basement which was not refuted by the appellant.

construction that range in size from 3,876 to 4,783 square feet of living area. The dwellings are 21 to 30 years old. The comparables each have full a basement, three of which have finished area, central air conditioning, one or two fireplaces and a three-car garage. The sales occurred from January 2017 to September 2019 for prices ranging from \$430,000 to \$570,000 or from \$109.11 to \$119.17 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$55,213. The subject's assessment reflects a market value of \$552,130 or \$124.47 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment the board of review submitted information on four comparable sales with the same neighborhood code as the subject. The comparables have sites that range in size from 13,500 to 17,169 square feet of land area and are improved with class 2-08 two-story dwellings of masonry exterior construction that range in size from 4,042 to 4,788 square feet of living area and are 13 or 22 years old. The comparables each have a full unfinished basement, central air conditioning, one or four fireplaces, and a three-car garage. The sales occurred from August 2017 to August 2018 for prices ranging from \$675,000 to \$730,000 or from \$141.58 to \$171.94 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains eight comparable sales for the Board's consideration. The Board gave less weight to appellant's comparable #4 due to difference in dwelling size when compared to the subject. The Board also gives less weight to appellant's comparables #2 and #3 along with board of review comparable #4 as their sale dates occurred in 2017 which were less proximate in time to the subject's January 1, 2019 assessment date and less likely to be reflective of market value. The Board finds the best evidence of market value to be appellant's comparable #1 along with board of review comparables #1, #2 and #3 which sold proximate in time to the assessment date at issue and are similar to the subject in location, dwelling size, age, and most features. The properties sold from July 2018 to September 2019 for prices ranging from \$570,000 to \$730,000 or from \$119.97 to \$154.01 per square foot of living area, including land. The subject's assessment reflects a market value of \$552,130 or \$124.47 per square foot of living area, including land, which falls below the range established by the best comparable sales in this record on overall market value and within the range on price per square foot. After considering adjustments to the comparable sales for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by the assessment is supported and therefore, 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:

May 16, 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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