



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

APPELLANT: Gus Yiakos  
DOCKET NO.: 19-53425.001-R-1  
PARCEL NO.: 30-20-110-023-0000

The parties of record before the Property Tax Appeal Board are Gus Yiakos, 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:** \$2,310  
**IMPR.:** \$6,112  
**TOTAL:** \$8,422

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 one-story class 2-03 dwelling of masonry exterior construction with 1,076 square feet of living area. The dwelling is approximately 61 years old. Features of the home include a full unfinished basement, central air conditioning and a two-car garage. The property has a 6,600 square foot site and is located in Calumet City, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends both overvaluation and lack of assessment equity with regard to the improvement as the bases of the appeal. In support of the overvaluation argument, the appellant submitted information on four comparable sales located in the same neighborhood code as the subject and which are situated on the same street as the subject. The parcels range in size from 5,883 to 6,600 square feet of land area and are each improved with a one-story, class 2-03,

dwelling of frame, masonry or frame and masonry exterior construction. The homes are from 60 to 63 years old and range in size from 1,008 to 1,742 square feet of living area. Comparable #1 has a full unfinished basement and the three remaining homes each have a concrete slab foundation. Each property has either a 1.5-car or a 2-car garage. The comparables sold from July 2017 to April 2019 for prices ranging from \$46,000 to \$70,000 or from \$37.55 to \$64.48 per square foot of living area, including land.

The appellant also made an argument that the subject dwelling was inequitably assessed. In support of the inequity argument, the appellant submitted a two-page grid analysis with information on nine equity comparables which are located in the same neighborhood code as the subject and situated on the same street as the subject. The comparables are within .23 of a mile from the subject and consist of class 2-03, one-story frame or frame and masonry dwellings that range in age from 60 to 66 years old. The homes range in size from 1,008 to 1,180 square feet of living area. Comparables #1, #2 and #7 each have a full unfinished basement and the remaining six homes have either a concrete slab or a crawl-space foundation. Three dwellings feature central air conditioning and six comparables have either a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$2,707 to \$5,287 or from \$2.36 to \$5.25 per square foot of living area.

Based on the foregoing 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 \$8,422. The subject's assessment reflects a market value of \$84,220 or \$78.27 per square foot of living area, including land, when applying the 2019 level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. The subject has an improvement assessment of \$6,112 or \$5.68 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables depicting both sales and equity data. The comparables are each located in the same neighborhood code as the subject and within either the subarea or ¼ of a mile from the subject. The parcels range in size from 3,000 to 10,035 square feet of land area and are each improved with a one-story, class 2-03, dwelling of masonry or frame and masonry exterior construction. The homes range in age from 43 to 63 years old and range in size from 1,072 to 1,202 square feet of living area. Three homes have full basements, one of which has a formal recreation room and comparable #4 has a concrete slab foundation. Three dwellings each have central air conditioning and three properties have either a 1.5-car or a 2-car garage. The comparables sold from March 2018 to November 2019 for prices ranging from \$105,000 to \$159,900 or from \$96.77 to \$136.67 per square foot of living area, including land. The comparables have improvement assessments ranging from \$3,216 to \$7,165 or from \$3.00 to \$6.60 per square foot of living area. Based on the foregoing evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant initially 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 on grounds of market value.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2, #3 and #4 due to differences in foundation type and/or dwelling size when compared to the subject. Likewise, the Board has given reduced weight to board of review comparable #1 for differences in age, finished basement and a lack of a garage and to board of review comparable #4 for having a concrete slab foundation when compared to the subject property.

The Board finds the best evidence of market value to be appellant's comparable sale #1 along with board of review comparable sales #2 and #3 which are similar to the subject in location, age, dwelling size, foundation type and some features. These three comparables sold in March 2018 and April 2019 for prices ranging from \$65,000 to \$159,900 or from \$64.48 to \$136.67 per square foot of living area, including land. The subject's assessment reflects a market value of \$84,220 or \$78.27 per square foot of living area, including land, which is within 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 on grounds of overvaluation is not justified.

The taxpayer in part contends assessment inequity as a 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 is not warranted.

The parties submitted a total of thirteen equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #3 through #6, #8 and #9 along with board of review comparable #4 which differ from the subject by having concrete slab foundations as compared to the subject's full unfinished basement. The Board has given reduced weight to board of review comparable #1 for differences in age, basement finish and lack of a garage amenity when compared to the subject.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2 and #7 along with board of review comparables #2 and #3 which are each similar to the subject in location, age, dwelling size and some features. The Board further recognizes that appellant's comparables #2 and #7 lack garages which would necessitate upward adjustments to make them more equivalent to the subject. Likewise, appellant's comparables #1 and #2 along with board of review comparable #2 lack central air conditioning which again is a feature of the subject and

would necessitate upward adjustments to make these properties more equivalent to the subject. These five comparables have improvement assessments ranging from \$3,216 to \$6,552 or from \$3.00 to \$5.60 per square foot of living area. The subject's improvement assessment of \$6,112 or \$5.68 per square foot of living area falls within the range established by the best comparables in this record in terms of overall assessment and slightly above the range on a square foot basis which appears logical given the subject's superior features necessitating upward adjustments to several of the comparables.

Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is not justified on grounds of lack of assessment equity.

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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