



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

APPELLANT: Elia Delgado
DOCKET NO.: 19-53909.001-R-1
PARCEL NO.: 10-24-116-046-0000

The parties of record before the Property Tax Appeal Board are Elia Delgado, the appellant(s), 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 A reduction 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: \$2,508
IMPR.: \$15,695
TOTAL: \$18,203

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 2018 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 62-year-old two-story, single-family dwelling of masonry construction with 1,062 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, one full bathroom and a half bathroom. The property has a 2,951 square foot site and is located in Evanston, Evanston Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and inequity as the bases of the appeal. In support of the market value argument, the appellant submitted limited information on three sales comparables. These comparables are described as two-story, single-family dwellings of masonry construction. They range in size from 1,062 to 1,164 square feet of building area. They sold from September 2016 to September 2018 for prices ranging from \$143.39 to \$164.78 per square foot of living area, including land.

In support of the equity argument, the appellant submitted information on three equity comparables. These comparables are described as two-story, single-family dwellings of masonry construction. The comparables were 62-years of age and had 1067 square feet of building area. Each comparable had an improvement assessment of \$15.04 per square foot of building area.

Based on this evidence, the appellant requested a reduction in the subject's total assessment to \$17,042.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$19,131 with an improvement assessment of \$16,623 or \$15.65 per square foot of building area. The total assessment reflects a market value of \$191,310 or \$180.14 per square foot of building area, including land, using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of the assessment the board of review submitted four sales comparables. The four sales comparables are described as two-story, single-family dwelling of either masonry or frame and masonry. They range in age from 59 to 62 and in size from 1,160 to 1,248 square feet of living area. They sold from April 2018 to November 2019 for prices ranging from \$187.07 to \$236.38 per square foot of building area, including land.

In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables. They are improved with a two-story, single-family dwelling of either masonry or frame and masonry construction, located within the same subarea as the subject with one comparable located within a ¼ mile radius of the subject. The improvements ranged: in age from 59 to 62 and in size from 1,160 to 1,248 square feet of living area.; and in improvement assessment from \$13.75 to \$20.68 per square foot of building area. Amenities include: a full basement, three of which were unfinished, central air conditioning and one comparable with a one-car garage.

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 best evidence of market value to be the appellant's comparables #1 and #2 and the board of review's comparable #1, #2 and #4. These three comparables had sales prices ranging from \$164.78 to \$236.38 per square foot of building area, including land. In comparison the subject's assessment reflects a market value of \$180.14 per square foot of building area, including land is within the range of the best comparables in this record. Based on this record the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is not justified.

The taxpayer also contends assessment inequity as the 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 has met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2 and #3 and the board of review's comparable #1. These comparables had improvement assessments ranging from \$13.75 to \$15.04 per square foot of building area. In comparison the subject's improvement assessment of \$15.65 per square foot of building area is above the range of the best comparables in this record. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvements is 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: June 27, 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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