



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

APPELLANT: Sam Theofanopoulos & TNT Property Management  
DOCKET NO.: 19-55706.001-R-1  
PARCEL NO.: 32-20-428-030-0000

The parties of record before the Property Tax Appeal Board are Sam Theofanopoulos & TNT Property Management, the appellants, by Jessica Hill-Magiera, Attorney at Law in Lake Zurich; 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:** \$3,112  
**IMPR.:** \$1,188  
**TOTAL:** \$4,300

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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-story dwelling with 2,482 square feet of living area of masonry exterior construction. The dwelling was constructed in 1907 and is approximately 112 years old. Features of the home include a basement and a 1-car garage. The property has a 10,375 square foot site and is located in Chicago Heights, Bloom Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located within 0.53 of a mile from the subject. The parcels range in size from 4,250 to 7,500 square feet of land area and are improved with 2-story, Class 2-05 or 2-06 homes of stucco or frame exterior construction ranging in size from 1,632 to 2,366 square feet of living area. The dwellings were built from 1905 to 1915.

Each home has a basement, two of which have finished area; one home has central air conditioning; and three homes each have a fireplace. The comparables sold from January to July 2018 for prices ranging from \$5,000 to \$40,000 or from \$2.70 to \$24.51 per square foot of living area, including land. Based on this evidence, the appellants 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 \$11,054. The subject's assessment reflects a market value of \$110,540 or \$44.54 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 four comparable sales located in Chicago Heights, Flossmoor, or Homewood. The parcels range in size from 13,131 to 20,286 square feet of land area and are improved with 2-story, Class 2-06 homes of masonry or frame exterior construction ranging in size from 2,333 to 2,753 square feet of living area. The dwellings range in age from 79 to 104 years old. Each home has a basement and a 2-car or a 2.5-car garage. One home has central air conditioning and one home has two fireplaces. The comparables sold from May to October 2017 for prices ranging from \$98,000 to \$234,000 or from \$35.60 to \$165.21 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants argued the board of review's comparables sold in 2017; are located in a different neighborhood and/or city, three of which are located more than 3.5 miles from the subject; and/or differ from the subject in age.

### **Conclusion of Law**

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of eight comparable sales for the Board's consideration. The Board gives less weight to the board of review's comparables, which sold less proximate in time to the assessment date than the other comparables in this record. Moreover, these comparables are located more distant from the subject than the other comparables in this record. The Board also gives less weight to the appellants' comparable #2, which sold for considerably less than the other comparables in this record, indicating this sale was an outlier.

The Board finds the best evidence of market value to be the appellants' comparables #1, #3, and #4, which sold more proximate in time to the assessment date and are similar to the subject in age, location, but have varying degrees of similarity to the subject in dwelling size, site size, and features, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices ranging from \$30,000 to \$40,000 or

from \$14.03 to \$24.51 per square foot of living area, including land. The subject's assessment reflects a market value of \$110,540 or \$44.54 per square foot of living area, including land, which is above 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 from the subject, the Board finds a reduction in the subject's assessment 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: 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

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

APPELLANT

Sam Theofanopoulos & TNT Property Management, by attorney:  
Jessica Hill-Magiera  
Attorney at Law  
790 Harvest Drive  
Lake Zurich, IL 60047

COUNTY

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