



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

APPELLANT: Stamos Memmos
DOCKET NO.: 20-08036.001-R-1
PARCEL NO.: 03-15-217-025

The parties of record before the Property Tax Appeal Board are Stamos Memmos, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the DuPage 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 **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$37,590
IMPR.: \$117,660
TOTAL: \$155,250

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 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 of brick and frame exterior construction with 3,102 square feet of living area. The dwelling was constructed in 2004 and has an effective year built of 2008¹. Features of the home include a basement with finished area, central air conditioning and a 484 square foot garage. The property has an approximately 6,916 square foot site and is located in Wood Dale, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales. The comparables have sites that range in size from 9,030 to 14,162 square feet of land area. The comparables are improved with 2-story dwellings of brick or brick and frame exterior construction ranging in size from 3,101 to 3,508 square feet of living area that were built from 1989 to 2007. Each comparable is reported

¹ The Board finds the best description of the subject property effective age was found in the subject's property record card provided by the board of review.

to have a basement, one with finished area, central air conditioning, one fireplace and a garage ranging in size from 451 to 525 square feet of building area. The comparables sold from May 2017 to March 2019 for prices ranging from \$373,000 to \$420,000 or from \$106.33 to \$135.44 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 \$155,250. The subject's assessment reflects a market value of \$464,820 or \$149.85 per square foot of living area, land included, when using the 2020 three-year average median level of assessment for DuPage County of 33.40% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales, a map depicting the locations of the comparables in relation to the subject. The comparables have sites ranging in size from 8,645 to 14,027 square feet of land area. The comparables are improved with 2-story dwellings of brick, frame or brick and frame exterior construction ranging in size from 2,580 to 3,429 square feet of living area. The dwellings were built from 1963 to 2017. Each comparable has a basement, one with finished area, central air conditioning, one fireplace and a garage ranging in size from 430 to 651 square feet of building area. The comparables sold from July 2017 to May 2019 for prices ranging from \$413,000 to \$529,000 or from \$149.61 to \$180.79 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 seven suggested comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3 along with the board of review's comparables #2, #3 and #4 due to their sales dates occurring in 2017 or 2018, which sold less proximate in time to the January 1, 2020, assessment date given other sales available in the record.

The Board finds the best evidence of market value to be the appellant's comparable #2 along with the board of review's comparable #1. The Board finds these comparables sold proximate in time to the assessment date at issue and are similar to the subject in design, dwelling size, garage size and some features. However, each of the parties best comparables differ from the subject in that the appellant's comparable has a basement finished area and a fireplace, both features the subject lacks, whereas the board of review's comparable is older in age and has a larger lot size, suggesting adjustments would be necessary to make the comparables more equivalent to the subject, nevertheless, these two comparables sold February and May 2019 for prices of \$412,000 and \$478,000 or for \$132.86 and \$153.60 per square foot of living area, including land. The

subject's assessment reflects a market value of \$464,820 or \$149.85 per square foot of living area, including land, is bracketed by the best comparable sales in the record. Based on this record and after considering adjustments to the best comparables for differences when compared to 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:

April 18, 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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