



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

APPELLANT: Nickolas Garbis
DOCKET NO.: 20-08041.001-R-1
PARCEL NO.: 09-12-318-010

The parties of record before the Property Tax Appeal Board are Nickolas Garbis, 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: \$108,850
IMPR.: \$331,770
TOTAL: \$440,620

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 3-story dwelling of brick exterior construction with 4,185 square feet of living area.¹ The dwelling was constructed in 2003 and was renovated in 2015. Features of the home include a basement with finished area, central air conditioning, three fireplaces, and a 3-car 672 square foot garage. The property has an approximately 11,220 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on March 6, 2017 for a price of \$1,200,000. The appellant completed Section IV – Recent Sale Data of the appeal petition

¹ Descriptive details for the subject property are found in the listing sheet presented by the appellant; however, as the listing sheet indicates only an approximate dwelling size, the Board finds the best evidence of the subject's dwelling size is found in the subject's property record card presented by the board of review.

disclosing the property was sold by a realtor and was advertised for sale through the Multiple Listing Service for 468 days. The appellant further disclosed the sale was not due to foreclosure and was not by contract for deed. In support of the transaction, the appellant submitted a settlement statement, describing a sale price of \$1,200,000 and payment of a realtor's commission, a purchase contract for \$1,200,000, a Trustee Deed, and a listing sheet, indicating a sale price of \$1,200,000 and a market time of 150 days. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$440,620. The subject's assessment reflects a market value of \$1,319,222 or \$315.23 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, together with a map depicting the locations of the comparables in relation to the subject. The comparables are located within 0.50 of a mile from the subject. The parcels range in size from 7,810 to 11,204 square feet of land area and are improved with 3-story homes of brick or frame exterior construction ranging in size from 3,822 to 4,097 square feet of living area. The dwellings were built in 2001 or 2006. Each home has a basement, three of which have finished area, central air conditioning, one to three fireplaces, and a garage ranging in size from 476 to 670 square feet of building area. The comparables sold from April 2018 to April 2019 for prices ranging from \$1,260,000 to \$1,405,000 or from \$307.54 to \$367.13 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

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 Board finds the best evidence of market value in the record to be the four comparable sales submitted by the board of review, which are similar to the subject in design, dwelling size, age, location, site size, and features. These properties also sold more proximate in time to the assessment date at issue. The comparables sold for prices ranging from \$1,260,000 to \$1,405,000 or from \$307.54 to \$367.13 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,319,222 or \$315.23 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. Based on this record the Board finds the subject's assessment is reflective of market value and 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

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

APPELLANT

Nickolas Garbis, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

DuPage County Board of Review
DuPage Center
421 N. County Farm Road
Wheaton, IL 60187