



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

APPELLANT: John & Jamie Veremis  
DOCKET NO.: 20-26170.001-R-1 through 20-26170.002-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are John & Jamie Veremis, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
20-26170.001-R-1	02-20-105-005-0000	4,791	36,601	\$41,392
20-26170.002-R-1	02-20-105-006-0000	4,791	0	\$4,791

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 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 two Property Index Numbers (PINs) as referenced above. The appellant requested a reduction for PIN 02-20-105-005-0000. This property consists of a 31-year-old, two-story, building of frame and masonry construction containing 2,991 square feet of living area. Features of the subject include a partial finished basement with a formal recreation room, central air conditioning, a fireplace and a three-car garage. The property is situated on 23,958 square feet of land in Inverness, Palatine Township, Cook County. It is a Class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts overvaluation and assessment inequity in this appeal. In support of the overvaluation argument, the appellant submitted information on four sales comparables with varying degrees of similarities to the subject. The suggested comparables had the same neighborhood code as the subject. The comparables were described as single-family dwellings of

either frame or frame and masonry construction. They ranged in age from 45 to 51 years and in size from 2,990 to 3,650 square feet of building area. They sold from April 2018 to October 2020 for prices ranging from \$122.45 to \$143.84 per square foot of building area, land included.

The appellant also presented evidence on seven equity comparables in support of the assessment inequity argument. The appellant requested the subject's total assessment be reduced to \$40,553.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$46,366 with an improvement assessment of \$41,575 or \$13.90 per square foot of building area. The total assessment reflects a market value of \$463,660 or \$155.02 per square foot of living area using the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted sales and equity information on four submitted comparables. The board of review requested confirmation of the subject's assessment.

Prior to a scheduled November 9, 2023, hearing before a PTAB Administrative Law Judge the parties entered into a written agreement to waive hearing and have a decision rendered based on the previously submitted evidence.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of market value to be the appellant's comparable #1, #2 and #3. These comparables had sales prices ranging from \$122.45 to \$141.81 per square foot of building area, land included. The subject's assessment reflects a market value of \$155.02 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. After considering the differences and similarities between the suggested comparables and the subject, the Board finds the subject's market value is not supported. Based on this record the Board finds the appellant demonstrated by a preponderance of the evidence that the subject was overvalued and a reduction in the subject's assessment is justified. Since market value has been determined, the Board finds that the subject is now fairly and equitably assessed. See Central Nursing Realty, LLC v. Illinois Property Tax Appeal Board, 2020 IL App (1st) 180994, ¶¶ 34-36.

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.

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Chairman



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Member



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Member



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Member



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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 18, 2024



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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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