



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

APPELLANT: Carlos Reyes  
DOCKET NO.: 20-37514.001-R-1  
PARCEL NO.: 18-05-429-025-0000

The parties of record before the Property Tax Appeal Board are Carlos Reyes, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; and the Cook 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 **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$6,750  
**IMPR.:** \$46,168  
**TOTAL:** \$52,918

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 a 1.5-story dwelling with 2,005 square feet of living area of stucco exterior construction. The dwelling is approximately 96 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 2.5-car garage. The property has a 7,500 square foot site and is located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales located from 0.1 of a mile to 1.1 miles from the subject, three of which are within the same assessment neighborhood code as the subject. The parcels range in size from 7,155 to 11,250 square feet of land area and are improved with 2-story or 1.5 to 1.9-story, Class 2-03 or 2-05 homes of masonry or stucco

exterior construction. The dwellings range in size from 1,021 to 2,112 square feet of living area and range in age from 67 to 100 years old. Two homes each have a basement and two homes each have a fireplace. Each home has a 1.5-car or a 2-car garage. The comparables sold from October 2017 to July 2019 for prices ranging from \$380,000 to \$500,000 or from \$205.97 to \$372.18 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 \$52,918. The subject's assessment reflects a market value of \$529,180 or \$263.93 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 within the same assessment neighborhood code as the subject, two of which are within 0.25 of a mile from the subject. The parcels range in size from 6,150 to 16,500 square feet of land area and are improved with 1-story or 1.5-story, Class 2-04 homes of frame or masonry exterior construction ranging in size from 1,865 to 3,469 square feet of living area. The dwellings range in age from 65 to 104 years old. Each home has a basement, one of which has finished area, central air conditioning, and a 2-car or a 2.5-car garage. Two homes each have one or two fireplaces. The comparables sold from December 2019 to November 2020 for prices ranging from \$1 to \$1,140,000 or from \$0 to \$402.14 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 appellant argued the board of review's comparable #3 was not an arm's length sale as evidence by a copy of the Deed in Trust for this transfer, which indicates the grantor conveyed this property to the grantor, as trustee of a trust.

### **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 a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables #3 and #4 and the board of review's comparables #2 and #4, due to substantial differences from the subject in dwelling size, age, and/or foundation type. The Board gives less weight to the board of review's comparable #3, which the appellant demonstrated was not an arm's length sale, and to the appellant's comparable #2, which sold less proximate in time to the assessment date than the other comparables in this record.

The Board finds the best evidence of market value to be the appellant's comparable #1 and the board of review's comparable #1, which are more similar to the subject in dwelling size, age, location, and features, although one comparable lacks central air conditioning that is a feature of the subject, suggesting an upward adjustment to this comparables would be needed to make it more equivalent to the subject. These two most similar comparables sold for prices of \$500,000 and \$625,000 or \$279.96 and \$274.12 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$529,180 or \$263.93 per square foot of living area, including land, which is bracketed by the best comparables in terms of total market value and falls below the best comparables on a price per square foot basis. 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 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 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

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