



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

APPELLANT: Christine Mandala
DOCKET NO.: 20-44481.001-R-1
PARCEL NO.: 15-03-308-004-0000

The parties of record before the Property Tax Appeal Board are Christine Mandala, 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 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: \$2,762
IMPR.: \$18,262
TOTAL: \$21,024

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 is improved with a 117-year-old, two-story building of masonry construction containing 1,680 square feet of gross building area. Features of the subject include a slab foundation. The property is situated on 3,564 square feet of land in Proviso Township, Cook County. It is a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and assessment inequity as the bases of the appeal.¹ In support of the overvaluation argument, the appellant submitted information on four suggested

¹ The appellant checked only Assessment Equity on the Petition as the basis of appeal. However, the appellant submitted four suggested sale comparison properties, and averred at hearing that failure to disclose Comparable

comparable sales. In support of the assessment inequity argument, the appellant submitted information on eight suggested equity comparable properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$21,024. The subject property has an improvement assessment of \$18,262, or \$10.87 per square foot of living area. The subject's assessment reflects a market value of \$210,240, or \$125.14 per square foot of living area including land, when applying the 2020 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on three suggested equity comparable properties and on one suggested sale comparable property.

At hearing, the parties argued whether the overvaluation argument of Comparable Sales was properly raised. The Board accepted the argument for appeal since both parties submitted recent sale information for at least one of their respective suggested comparable properties.

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.

None of the suggested comparable properties submitted by both parties were close to the subject in many key property characteristics. However, the Board finds the best evidence of market value to be the appellant's comparable sale(s) #3, and the board of review comparable sale(s) #1.² The appellant's comparable property differed from the subject in living area but had a crawl space as opposed to the subject's slab foundation. The board of review's comparable property was close in living area and proximity but differed from the subject with a full basement. Both properties had been sold in 2018. These comparable properties sold for prices ranging from \$100.33 to \$170.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$125.14 per square foot of living area including land, which is within the range established by the best comparable sales in this record. Based on this evidence, the Board finds a reduction in the subject's assessment based on overvaluation is not justified.

The appellant also contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. *86 Ill.Admin.Code §1910.63(e)*. Proof of

Sales as a basis was an error overcome by the submission of sale comparable properties in support of the overvaluation argument.

² The board of review submitted three properties on one Grid for both issues. The second property was the only sale property. It is treated here as board of review sale comparable #1.

unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question and recommended not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The suggested comparable properties submitted by the parties for the assessment inequity argument had the same comparable problem as those submitted for the overvaluation argument in that they differed from the subject in many key property characteristics. The Board finds the best evidence of assessment equity to be the appellant's comparable(s) #2 and #3, and the board of review's comparable(s) #2. These comparable properties had improvement assessments that ranged from \$9.91 to \$12.53 per square foot of gross building area. The subject's improvement assessment of \$10.87 per square foot of gross building area is within the range established by the best comparable properties in this record. Based on this record, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and holds that a reduction in the subject's assessment based on assessment inequity 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: _____

February 18, 2025



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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