



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

APPELLANT: Anastasia Marinopoulos  
DOCKET NO.: 21-05217.001-R-1  
PARCEL NO.: 11-08-282-001

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

**LAND:** \$13,607  
**IMPR.:** \$105,019  
**TOTAL:** \$118,626

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Kane County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 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 two-story dwelling of wood siding exterior construction with 2,637 square feet of living area. The dwelling was constructed in 2005. Features of the home include a basement with finished area, central air conditioning, one fireplace and a 684 square foot garage. The property has an approximately 10,484 square foot site and is located in Elburn, Blackberry Township, Kane County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted limited information in a grid analysis on three comparable sales along with their respective Multiple Listing Service (MLS) sheets. The comparables are located within 0.16 of a mile from the subject property.<sup>1</sup> The comparables have sites with either 9,813 or 10,485

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<sup>1</sup> Some property details for the appellant's comparables was found in a grid analysis submitted by the board of review.

square feet of land area and are improved with two-story dwellings of frame exterior construction ranging in size from 2,651 to 3,401 square feet of living area and each built in 2005. Each comparable has a basement with one having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 674 to 737 square feet of building area. The properties sold in July and September 2020 for prices ranging from \$335,000 to \$374,000 or from \$102.91 to \$126.37 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$103,538 which reflects a market value of \$310,645 or \$117.80 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,626. The subject's assessment reflects a market value of \$355,914 or \$134.97 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for Kane County of 33.33% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review, through the Blackberry Township Assessor, submitted information on three comparable sales located within 0.27 of a mile from the subject property. The comparables have sites that range in size from 9,380 to 11,574 square feet of land area and are improved with two-story dwellings that have a combination of brick, vinyl, aluminum and stone exterior construction and range in size from 2,467 to 2,745 square feet of living area. The homes were built in either 2005 or 2006. Each comparable has a basement with one having finished area. Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 551 to 710 square feet of building area. The properties sold from April 2018 to April 2020 for prices ranging from \$343,000 to \$375,000 or from \$130.33 to \$141.46 per square foot of living area, land included.

The township assessor submitted comments contending that in 2019 all of the properties in the subject's Blackberry Creek subdivision were revalued. The assessor explained that similar properties are grouped together to ensure the most compatible properties are used to establish value. The assessor critiqued appellant comparables #1 and #2 as being in a different assessment group from the subject based on their larger dwelling size. The assessor also critiqued appellant comparables #2 and #3 as having unfinished basement area and a lower bathroom count. In addition, the assessor stated that the subject's 2019 and 2020 assessments had been lowered based on recent sales and that the subject's 2021 assessment reflected only the application of the township multiplier. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted six comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #2 which are less similar to the subject in dwelling size than other comparables in the record. The Board gives less weight to the board of review comparables #1 and #2 which sold in 2018, less proximate to the January 1, 2021 assessment date than other properties in the record.

The Board finds the best evidence of market value to be appellant comparable #3 and board of review comparable #3 which are more similar to the subject in location, age, design, dwelling size, although these two comparables have unfinished basement area in contrast to the subject's finished basement, suggesting an upward adjustment is needed to make these properties more equivalent to the subject. These two best comparables sold in April and July 2020 for prices of \$335,000 and \$357,750 or for \$126.37 and \$130.33 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$355,914 or \$134.97 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall market value basis and falls above the range on a per square foot basis. Given the subject's finished basement area when compared to the unfinished basements of the two best comparables, a higher per square foot value appears logical. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not 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:

July 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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