



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

APPELLANT: Stamos Memmos
DOCKET NO.: 21-06900.001-R-1
PARCEL NO.: 03-15-217-025

The parties of record before the Property Tax Appeal Board are Stamos Memmos, 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: \$39,240
IMPR.: \$122,840
TOTAL: \$162,080

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 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 2-story dwelling of frame and brick exterior construction with 3,102 square feet of living area. The dwelling was constructed in 2008. Features of the home include an unfinished basement, central air conditioning and a 484 square foot garage. The property has an approximately 6,916 square foot site and is located in Wood Dale, Addison Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted a grid analysis and Multiple Listing Service (MLS) sheets with information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 8,514 to 14,027 square feet of land area and are improved with 2-story dwellings of frame and brick exterior construction ranging in size from 3,112 to 3,493 square feet of living area. The dwellings were built from 1963 to 2002.

Each comparable has a basement, with two having finished area.¹ Each dwelling has central air conditioning, one fireplace and a garage ranging in size from 389 to 667 square feet of building area.² The MLS sheets submitted by the appellant further describe comparable #1 as being well maintained; comparable #2 as a custom built home with advertised updating; and comparable #3 in need of cosmetic work and sold in “as is” condition. The properties sold from May 2019 to February 2021 for prices ranging from \$375,000 to \$478,000 or from \$107.36 to \$153.60 per square foot of living area, land included. Based on this evidence, the appellant requested the subject’s total assessment be reduced to \$139,856 which reflects a market value of \$419,610 or \$135.27 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 \$162,080. The subject's assessment reflects a market value of \$484,834 or \$156.30 per square foot of living area, land included, when using the 2021 three-year average median level of assessment for DuPage County of 33.43% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located in the same assessment neighborhood code as the subject property. Board of review comparable #1 is the same property as the appellant’s comparable #2. The comparables have sites that range in size from 8,580 to 14,027 square feet of land area and are improved with 2-story dwellings of brick or brick and frame exterior construction that range in size from 2,479 to 4,098 square feet of living area. The homes were built from 1963 to 2010. 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 430 to 706 square feet of building area. The properties sold from August 2018 to September 2020 for prices ranging from \$390,000 to \$587,500 or from \$143.36 to \$162.57 per square foot of living area, land included. 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 record contains seven comparable sales for the Board’s consideration, as one property was common to both parties. The Board gives less weight to appellant comparables #2 and #3 along with board of review comparables #1, #3 and #4, including the common property. These comparables are less similar to the subject in age, dwelling size, sold in “as is” condition, and/or

¹ The Board finds appellant comparables #1 and #2 each have finished basement area which was disclosed in the MLS sheets for these two properties.

² Details regarding the garage sizes for the appellant’s comparables was disclosed in the board of review’s grid analysis of the subject’s comparable properties.

sold in 2018, less proximate to the January 1, 2021 assessment date than other comparables in the record.

The Board finds the best evidence of market value to be appellant comparable #1 and board of review comparables #2 and #5 are more similar to the subject in age and design but have varying degrees of similarity to the subject in other features. These comparables sold from October 2019 to February 2021 for prices ranging from \$390,000 to \$467,000 or from \$144.85 to \$162.57 per square foot of living area, including land. The subject's assessment reflects a market value of \$484,834 or \$156.30 per square foot of living area, including land, which falls above the range established by the best comparable sales in this record on an overall market value basis and within the range on a per square foot basis. Given the subject's larger dwelling size and/or newer age when compared to the best comparables in the record, its higher overall market value appears to be logical. Therefore, after considering appropriate adjustments to the comparables for differences from the subject, the Board finds the subject's assessment is justified and 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:

December 19, 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

Stamos Memmos, 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