



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

APPELLANT: Dean Bassias
DOCKET NO.: 21-51621.001-R-1
PARCEL NO.: 12-12-122-075-0000

The parties of record before the Property Tax Appeal Board are Dean Bassias, 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:

LAND: \$9,662
IMPR.: \$16,698
TOTAL: \$26,360

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 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 is improved with a single-family, 1.5-story dwelling of masonry construction containing 1,318 square feet of living area. As of the instant lien date the subject was approximately 76 years old. The subject has a full unfinished basement, no air conditioning, and a one-car garage. The subject has a 4,831 square foot site and is in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on overvaluation, and Appellant submitted information on four suggested sales comparables. Two are masonry construction; two are wood. One has air conditioning. As of the lien date, Appellant's comparables ages range from 32 to 95 years old. Appellant's comparables range in size from 1,110 to 1,567 square feet of living area. The comparables have sites ranging in size from 3,750 to 4,960 square feet of land area. The comparables sold between

February 1, 2019 and December 22, 2021 for prices ranging from \$220,000 to \$293,000 or from \$140.40 to \$218.01 per square foot of living area, including land. Each comparable has the same neighborhood code as the subject property, with no further evidence of proximity to the subject provided.

The Cook County Board of Review (BOR) submitted its "Board of Review Notes on Appeal." The subject's assessment is \$31,673 which reflects a market value of \$316,730 using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. The subject's assessment reflects a market value of \$240.31 per square foot of living area, including land.

The BOR submitted two sales comparables in support of its final assessment. The properties are described as one- and 1.5-story dwellings. The BOR comparables share the same neighborhood code as the subject, with one located within a quarter mile of the subject and one in the same subarea as the subject. One is frame construction, and one is masonry. Neither has air conditioning. As of the lien date the BOR comparables range from 69 to 72 years old. The comparables range from 1,434 to 1,455 square feet of building area. The comparables have sites that range from 4,960 to 5,080 square feet of land area. The comparables sold between May 22, 2020 and October 12, 2021 for prices between \$325,000 and \$393,000 or \$226.64 and \$270.10 per square foot of living area, including land.

Conclusion of Law

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. *National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board*, 331 Ill. App. 3d 1038 (3d Dist. 2002); 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 Appellant did meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds Appellant comparables 2 and 3 and BOR comparable 2 are most similar to the subject in location, size, style, exterior construction, features, age and land area. These properties also sold proximate in time to the assessment date at issue. Due to the similarities to the subject, these comparables received the most weight in the Board's analysis. The comparables sold for prices ranging from \$225,000 to \$325,000 or from \$168.67 to \$226.64 per square foot of living area, including land. The subject's assessment reflects a market value of \$240.31 per square foot of living area, including land, which is above the range established by the best comparable sales in this record. Based on this record the Board finds the appellant did demonstrate by a preponderance of the evidence that the subject was overvalued, and a reduction in the subject's assessment is justified. The Board finds an adjusted assessment of \$26,360 to be fair and equitable.

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: _____

March 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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