



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

APPELLANT: Eleni Kripintiris
DOCKET NO.: 22-03408.001-R-1
PARCEL NO.: 08-21-304-021

The parties of record before the Property Tax Appeal Board are Eleni Kripintiris, 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: \$54,400
IMPR.: \$100,780
TOTAL: \$155,180

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 2022 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 part 2-story and part 1-story dwelling of frame exterior construction with 2,676 square feet of living area. The dwelling was constructed in 1985. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 420 square foot garage. The property has a 9,206 square foot site and is located in Lisle, Lisle Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales located within 0.3 of a mile from the subject. The parcels range in size from 8,564 to 10,151 square feet of land area and are improved with part 2-story and part 1-story homes of frame exterior construction ranging in size from 2,567 to 2,728 square feet of living area. The dwellings were built from 1978 to 1987. Each home has a basement, central air conditioning, and a garage ranging in size from 440 to 529

square feet of building area. The comparables sold from November 2020 to September 2021 for prices ranging from \$360,000 to \$427,900 or from \$140.24 to \$166.50 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 \$155,180. The subject's assessment reflects a market value of \$465,587 or \$173.99 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales, together with a map depicting the locations of both parties' comparables in relation to the subject. Comparable #3 is the same property as the appellant's comparable #3. The comparables are located within 0.12 of a mile from the subject and have sites ranging in size from 7,974 to 8,564 square feet of land area. The comparables are improved with part 1-story and part 2-story or 2-story homes of frame exterior construction ranging in size from 2,352 to 3,057 square feet of living area that were built in 1981 or 1986. Each home has a basement, one of which has finished area, central air conditioning, a fireplace, and a garage ranging in size from 440 to 462 square feet of building area. The comparables sold from February to June 2021 for prices ranging from \$395,000 to \$568,000 or from \$166.50 to \$185.80 per square foot of living area, including land.

The board of review submitted a letter from the township assessor's office contending that the appellant's comparables #1 and #2 lack finished basement area and have reduced land assessments due to their lots being adjacent to traffic on College Road.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 five comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparable #1, which sold for considerably less than the other comparables in this record and appears to be an outlier, 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 #3/board of review's comparable #3 and the board of review's comparables #1 and #2, which sold more proximate in time to the assessment date and are relatively similar to the subject in dwelling size, age, location, site size, and some features. These most similar comparables sold for prices

ranging from \$395,000 to \$568,000 or from \$166.50 to \$185.80 per square foot of living area, including land. The subject's assessment reflects a market value of \$465,587 or \$173.99 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 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:

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

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