



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

APPELLANT: Stamos Memmos  
DOCKET NO.: 22-03411.001-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:** \$40,970  
**IMPR.:** \$128,250  
**TOTAL:** \$169,220

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 two-story dwelling of frame and brick exterior construction with 3,093 square feet of living area.<sup>1</sup> The dwelling was constructed in 2008. Features of the home include an unfinished basement, central air conditioning, and a garage containing 484 square feet of building area. The property has a 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 information on four comparable sales located within .6 of a mile of the

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<sup>1</sup> The parties differ as to the subject's dwelling size and age. The board of review failed to provide a copy of the subject's property record card as required by the Property Tax Appeal Board's procedural rules (86 Ill. Admin. Code §1910.40(a)), however, the appellant did not refute the information presented in the board of review's comparable grid.

subject and within the subject's assessment neighborhood. The comparables consist of two-story dwellings of brick or frame and brick exterior construction ranging in size from 2,753 to 3,493 square feet of living area. The homes were built from 1978 to 2002. Each dwelling has central air conditioning, a fireplace, a basement with three having finished area,<sup>2</sup> and a garage ranging in size from 389 to 770 square feet of building area. The parcels range in size from 8,514 to 12,675 square feet of land area. The comparables sold from August 2020 to April 2021 for prices ranging from \$370,000 to \$467,000 or from \$107.36 to \$144.85 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$134,071, for an estimated market value of \$402,253 or \$130.05 per square foot of living area, including land, 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 \$169,220. The subject's assessment reflects a market value of \$507,711 or \$164.15 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.<sup>3</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within .37 of a mile of the subject and within the subject's assessment neighborhood. Comparable #3 is the same property as appellant comparable #3. The comparables consist of two-story dwellings of brick or brick and frame exterior construction ranging in size from 2,742 to 3,224 square feet of living area. The dwellings were built from 1963 to 1990. Each dwelling has central air conditioning, a fireplace, a basement, with the shared comparable having finished area, and a garage ranging in size from 430 to 720 square feet of building area. The parcels range in size from 8,580 to 14,027 square feet of land area. The comparables sold from May 2019 to September 2021 for prices ranging from \$467,000 to \$525,000 or from \$144.85 to \$178.70 per square foot of living area, including land. 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 parties submitted a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board, with one comparable being common to the parties. The Board finds the parties' comparables are not truly similar to the subject due to differences in age. Nevertheless, the Board gives less weight to the appellant's comparables #2 through #4, including the shared comparable, which have finished basements, a feature the subject lacks.

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<sup>2</sup> Additional details were drawn from the Multiple Listing Service sheets submitted by the appellant.

<sup>3</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2022.

The Board also gives reduced weight to appellant comparable #1 and board of review comparable #1, which sold less proximate to the January 1, 2022 assessment date at issue.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #4, which sold proximate to the assessment date at issue and are similar to the subject in location, dwelling size, features. These most similar comparables sold in June and September 2021 for prices of \$490,000 and \$525,000 or for \$162.84 and \$178.70 per square foot of living area, including land. The subject's assessment reflects a market value of \$507,711 or \$164.15 per square foot of living area, including land, which is bracketed by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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: March 26, 2024



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