



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

APPELLANT: Stavros Douvas  
DOCKET NO.: 08-23002.001-R-1  
PARCEL NO.: 05-27-413-004-0000

The parties of record before the Property Tax Appeal Board are Stavros Douvas, the appellant, and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds no change 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:** \$33,300  
**IMPR.:** \$83,092  
**TOTAL:** \$116,392

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a 2-story dwelling of masonry construction containing 2,990 square feet of living area. The dwelling is 82 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a 1-car garage.

The appellant's appeal is based on overvaluation/comparable sales, however only one comparable property had sold. Therefore, assessment equity will also be analyzed. The appellant submitted information on three comparable properties described as 2-story dwellings, two of which are stucco and one is described as "other" construction. These dwellings range in age from 96 to 106 years old and range in size from 1,808 to 2,895 square feet of living area. All comparables feature full basements, two of which are finished or partially finished. All have 1 or 2 fireplaces and 1 or 2-car garages. Two comparables feature central air conditioning. The comparables have improvement assessments ranging from \$24.61 to \$34.63 per square foot of living area. The subject's improvement assessment is \$27.79 per square foot of living area. The appellant also disclosed that comparable #1 had sold in October 2008 for \$810,000. In addition, the appellant submitted a one-page fair market evaluation of the subject from Coldwell Banker estimating the subject, if placed on the market, should be listed for between \$700,000 and \$750,000.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The subject's assessment of \$116,392 reflects a market value of \$1,212,417 or \$405.49 per square foot of living area when applying the 2008 three year median level of assessments for Cook County class 2 property of 9.60% as determined by the Illinois Department of Revenue. The board of review also presented descriptions and assessment information on four comparable properties, none of which had recently sold. These properties are described as 2-story masonry dwellings that range in age from 70 to 91 years old. The dwellings range in size from 2,922 to 3,199 square feet of living area. All comparables feature full or partial basements, one of which is finished. All have fireplaces. Three comparables feature 1 or 2½-car garages. These properties have improvement assessments ranging from \$30.00 to \$33.71 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is not warranted.

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 must be proven by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3<sup>rd</sup> Dist. 2002). Proof of market value may consist of an appraisal of the subject property, a recent sale of the subject property or comparable sales. (86 Ill.Admin.Code 1910.65(c)). After an analysis of the evidence in the record, the Board finds a reduction in the subject's assessment is not warranted.

The appellant presented in evidence one comparable property that sold in October 2008 for \$810,000 or \$448.01 per square foot of living area. The subject's assessment of \$116,392 reflects a market value of \$1,212,417 or \$405.49 per square foot of living area when applying the 2008 three year median level of assessments for Cook County class 2 property of 9.60% as determined by the Illinois Department of Revenue. Although the subject's market value is higher than the comparable, comparisons must be made on a square-foot basis to allow for differences in size. Since the subject is over 1,000 square feet larger than the comparable property, its value per square foot is less. The subject's market value of \$405.49 per square foot of living area is less than the only comparable's market value of \$448.01 per square foot of living area, therefore no reduction in assessment is warranted based on overvaluation. The Board gave little weight to the Coldwell Banker estimate of value since it contained no details or comparables to support the estimate of value.

The Board also performed an equity analysis. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the Board finds the appellant has not met this burden.

Comparables #1 and #2 submitted by the appellant were much smaller than the subject and therefore received less weight in the Board's analysis. The Board finds comparable #3 submitted by the appellant and all four comparables submitted by the board of review were most similar to the subject in size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$24.61 to \$33.71 per square foot of living area. The subject's improvement assessment of \$27.79 per square foot of living area is within the range established by the most similar comparables. After considering adjustments and the differences in both parties' comparables when compared to the subject, the Board finds the subject's improvement assessment is equitable 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario Morris*

Member

*Shawn R. Lerbis*

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: June 24, 2011

*Allen Castrovillari*

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 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 the subsequent year 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.

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.