



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

APPELLANT: Peter Drossos  
DOCKET NO.: 08-24626.001-R-1  
PARCEL NO.: 13-17-105-069-0000

The parties of record before the Property Tax Appeal Board are Peter Drossos, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Chicago; 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:** \$ 6,691  
**IMPR:** \$ 29,926  
**TOTAL:** \$ 36,617

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject has 4,080 square feet of land, which is improved with a 96 year old, one-story, masonry improvement. The subject's improvement size is 2,022 square feet of building area, and its total assessment is \$36,617. This assessment yields a fair market value of \$381,427, or \$188.64 per square foot of building area (including land), after applying the 2008 Illinois Department of Revenue three year median level of assessment for Class 2 properties of 9.60%. The appellant, via counsel, argued that the fair market value of the subject property was not accurately reflected in its assessed value as the basis of this appeal.

In support of the market value argument, the appellant submitted evidence showing that the subject sold in December 2008 for \$162,500. This evidence included a printout from the Multiple Listing Service ("MLS"), and a printout from the Cook County Recorder of Deeds' website. However, the appellant's pleadings did not indicate whether the sale was between related parties, or whether the sale was pursuant to a foreclosure or a short sale. The appellant asserts that the subject has been rehabbed, and that the subject is currently on the market for \$275,000. The appellant is seeking to have the subject assessed using the current asking price as the subject's fair market value. Based

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

The Cook County Board of Review submitted its "Board of Review-Notes on Appeal," wherein the subject's total assessment of \$36,617 was disclosed. In support of the subject's assessment, the board of review submitted descriptive and assessment information for three properties suggested as comparable to the subject. The comparables are described as one-story, masonry, multi-family dwellings. Additionally, the comparables range: in age from 80 to 103 years; in size from 1,570 to 2,116 square feet of living area; and in improvement assessments from \$14.90 to \$19.00 per square foot of living area. The comparables also have several amenities. The board of review's grid sheet also states that the subject sold in January 2006 for \$439,000, or \$217.11 per square foot of living area, including land. 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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(c). Having considered the evidence presented, the Board finds that the evidence indicates a reduction is not warranted.

The Board finds the appellant has not proven that the purchase of the subject was an arm's length transaction, or that the price the appellant is currently asking for the subject is reflective of the subject's true market value. The appellant did not disclose whether the purchase was a compulsory sale, or whether the parties to the transaction were related. Moreover, the MLS printout does not state the sale price of the subject, and states that the sale of the subject is contingent. Also, listing the subject at a certain price does not necessarily reflect the subject's fair market value. An asking price is not a sale price, which is what the Board's rules and the Illinois courts require. Without any persuasive evidence as to the subject's market value, the Board finds that the subject is not overvalued, and that a reduction 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

*Frank J. Huff*

Member

*Mario Morris*

Member

*J.R.*

Member

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: May 24, 2013

*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.