



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

APPELLANT: George Tsakanikas
DOCKET NO.: 20-44424.001-R-1
PARCEL NO.: 12-11-108-013-0000

The parties of record before the Property Tax Appeal Board are George Tsakanikas, 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 **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: \$6,835
IMPR.: \$37,802
TOTAL: \$44,637

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The 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 2020 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 52-year-old, two-story, multi-family dwelling of masonry construction with 4,411 square feet of living area. Features of the home include a full basement apartment, three full bathrooms, two half-baths, and a two-car garage. The property has a 5,468 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a Class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on seven Class 2-11 comparables with varying degrees of similarities to the subject. The suggested comparable properties were located within 0.35-miles of the subject property. The comparables had improvement assessments ranging from

\$7.26 to \$8.06 per square foot of living area. The appellant requested the subject's total assessment be reduced to \$41,299.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,637. The subject property has an improvement assessment of \$37,802 or \$8.57 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four Class 2-11 suggested equity comparables with varying degrees of similarity to the subject. Each suggested comparable property was located within a block of the subject property. The comparables had improvement assessments that ranged from \$9.33 to \$9.59 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

This matter proceeded to hearing on January 15, 2025, via the WebEx platform. Participating in the hearing were George Reveliotis (Reveliotis), attorney for the appellant, and Dan Balanoff (Balanoff), representatives for the Cook County Board of Review. Balanoff was sworn in as the only witness.

Reveliotis gave an opening statement for the appellant and Balanoff gave an opening statement for the board of review.

Reveliotis presented his case-in-chief by discussing the appellant's suggested comparable properties that were previously submitted into evidence.

Balanoff then presented his case-in-chief by discussing the board of review's suggested comparable properties that were previously submitted into evidence. Reveliotis waived cross-examination of Balanoff.

Both parties then presented closing argument arguing why their respective suggested comparable properties were superior and why their opponent's suggested comparable properties were inferior.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proven by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof, and that a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be appellant's comparable #5 and the board of review's comparables #1, #2, #3, and #4. These comparables had improvement assessments that ranged from \$7.84 to \$9.59 per square foot of living area. The subject's improvement assessment of \$8.57 per square foot of living area falls within the range established by the best comparables in this record. After considering the arguments and all the comparables

submitted by the parties with emphasis on those properties that are more proximate in location, more similar in size, and with similar features relative to the subject and after further considering adjustments to the best comparables for differences from the subject, the Board finds the subject's improvement assessment is supported. The Board finds that the appellant failed to demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and, therefore, a reduction in the subject's assessment commensurate with the appellant's request 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: February 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

George Tsakanikas, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602