



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

APPELLANT: John Pouloupoulos  
DOCKET NO.: 21-41171.001-R-1  
PARCEL NO.: 04-26-410-010-0000

The parties of record before the Property Tax Appeal Board (PTAB) are John Pouloupoulos, the appellant, 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, PTAB hereby finds **No Change** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

**LAND:** \$10,153  
**IMPR.:** \$35,800  
**TOTAL:** \$45,953

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a Cook County Board of Review decision pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2021 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 1,321 square feet, multi-level building of frame-and-masonry construction on an 8,829 square feet parcel in Glenview, Glenview Township, Cook County. The 30-year-old, class 2-34 residence per the Cook County Real Property Assessment Classification Ordinance featured 1.5 bathrooms, a partial basement, and a one-car garage.

The appellant asserts overvaluation as the basis of the appeal. To demonstrate the assessment exceeded the subject's market value, the appellant submitted an appraisal that opined the market valued the subject at approximately \$345,000 as of January 1, 2020. Of the three accepted appraisal approaches, the appraiser explored only the sales comparison approach using three sales of suggested comparables within 3.06 miles of the subject property. The sales occurred between February 2018 and June 2018 for amounts ranging from \$315,000 to \$345,000, or between \$223.78 and \$252.19 per square foot of living area. The appraiser claimed that the "three closed

sales used above were determined to be the most comparable to the subject property” but did not explain the distance of the comparables from the subject. Using the properties’ listed characteristics, the appraiser made a maximum 6.6% adjustment on the comparables’ sales prices to account for differences between the comparables and the subject, of which the appraiser conducted “a partial viewing” prior to issuing the opinion of value. After applying the adjustments, the appraiser determined that the subject’s market value was \$345,000.

The county board of review responded in its “Notes on Appeal” that the subject was correctly assessed at \$45,953. The subject’s assessment reflects a market value of \$459,530, or \$347.87 per square foot of living area when using the 10% Cook County Real Estate Classification Ordinance level of assessment for class two properties. In defense of the assessment, the county board of review submitted information about four sales of purportedly comparable properties in the subject’s subdivision. The suggested comparable sales sold between June 2021 and November 2021 for sales prices between \$550,000 and \$1,275,000, or \$272.82 and \$452.61 per square foot of living area.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessment for property tax purposes. When market value is the basis of the appeal, the appellant must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). Proof of market value may consist of evidence of a recent sale or recent appraisal of the subject property, comparable sales, or construction costs. 86 Ill. Admin. Code §1910.65(c). The Property Tax Appeal Board (PTAB) finds the appellant fell short of this burden of proof and a reduction in the assessment is not merited.

In this record, neither party persuasively supported their positions with credible evidence of market value. While a certified residential real estate appraiser attested to the appraisal’s compliance with industry standards and included justifications for the adjustments, calculations, and assumptions used in the valuation based on comparable sales, the \$345,000 figure was as of January 1, 2020 and based on sales from 2018—over two years prior to the assessment year. Moreover, PTAB did not discern an adequate explanation for how the COVID-19 pandemic affected market values in 2021 as compared to 2020, much less the 2018 transactions. On the other hand, the board of review submitted four sales that contained unadjusted 2021 raw sales figures of improvements that featured at least 444 more square feet than the subject property. Because none of the evidence in the record sufficiently proved subject market value as of January 2021, PTAB finds the appellant failed to show by a preponderance that the subject was over-assessed or that a reduction in the assessment is 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:

April 21, 2026



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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