



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

APPELLANT: Len Kasperas
DOCKET NO.: 21-41193.001-R-1 through 21-41193.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Len Kasperas, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-41193.001-R-1	20-14-412-028-1010	1,603	15,396	\$16,999
21-41193.002-R-1	20-14-412-028-1012	1,603	15,396	\$16,999

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 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 subjects are two condominium units located in a condominium building with masonry construction with 1,600 square feet of living area in each unit. The units are located in Chicago, Hyde Park Township, Cook County. The subject units are classified as class 2-99 under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales. The comparables are 0.1 mile away from the subject units. The comparables are class 2-99 condominium units located in buildings with masonry construction. Comparable #1 was sold in July 2020, for \$120,000 and has a sale price per square foot of \$66.67. Comparable #2 was sold in March 2021, for a sale price of \$130,000 and has a sale price per square foot of \$77.01. Comparable #3 was sold in November 2019, for a sale price of \$175,000 and has a sale price per square foot of \$67.31. Comparable #4

was sold in July 2020, for a sale price of \$202,000 and has a sale price per square foot of \$112.22. The appellant submitted this sales information from a reliable real estate source of MRED LLC. The appellant is requesting a total assessment of \$25,826 for the two units.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject units of \$33,998. The subject's assessment reflects a market value of \$339,980 or \$212.48 per square foot of living area, including land, or \$106.24 per unit. In support of its contention of the correct assessment the board of review submitted information on eight comparable sales. However, the information submitted is printouts from the Redfin website that does list some property information but is generally not the type of evidence granted significant weight by the Property Tax Appeal Board. Based on the information submitted the board of review is requesting that the current assessment be confirmed.

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 Board finds the best evidence of market value to be appellant's comparable sales #1, #2, and #4. Board of review's comparable sales were not granted weight since they were printouts from an unreliable source not typically relied upon by the Property Tax Appeal board. Appellant's comparable sale #3 was for a property that was over 1,200 square feet larger than the subject units. The best comparables sold for prices ranging from \$66.67 to \$112.22 per square foot of living area, including land. The subject's assessment reflects a market value of \$106.24 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board did not find a reduction in the subject's 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: November 25, 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

Len Kasperas, 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