



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

APPELLANT: William Alexopoulos
DOCKET NO.: 21-41207.001-R-1
PARCEL NO.: 04-33-101-066-0000

The parties of record before the Property Tax Appeal Board (PTAB) are William Alexopoulos, 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 *A Reduction* in the Cook County Board of Review's assessment of the property is justified. The correct assessed valuation of the property is:

LAND: \$11,500
IMPR.: \$23,616
TOTAL: \$35,116

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

A 2,273 square feet, two-story building of masonry construction on a 10,000 square feet parcel in Glenview, Northfield Township, Cook County comprises the subject property. The 32-year-old, class 2-78 residence under the Cook County Real Property Assessment Classification Ordinance contained two bathrooms, air conditioning, a two-car garage, and a full basement.

Contending assessment inequity as the basis of the appeal, the appellant argues the subject improvement assessment should be reduced to \$10.10 per improvement square foot. As evidence of nonuniform subject assessment, the appellant presented eight two-story properties within .21 miles of the subject. The appellant's suggested comparables each featured air conditioning, two bathrooms, a two-car garage, and a full or partial basement. These potential comparators varied from 30 to 47 years in building age; from 2,126 to 2,790 square feet in improvement size; and from \$7.53 to \$11.00 per living square foot in improvement assessment.

The board of review countered that the subject improvement assessment of \$28,485, or \$12.53 per living square foot, was equitable in its “Notes on Appeal.” In defense of the \$39,985 total subject assessment, the county board of review nominated four two-story buildings on the subject’s block as equity comparables. The board of review’s preferred comparators all featured air conditioning, a two-car garage, and two to 3.5 bathrooms. These properties were 30 to 32 years in building age; 3,400 to 3,726 square feet in living area; and \$12.89 to \$13.25 per living square foot in improvement assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires real estate taxes “be levied uniformly by valuation ascertained as the General Assembly shall provide by law.” Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). Yet this uniformity provision of the Illinois Constitution does not mandate absolute equality in taxation; instead, a reasonable degree of uniformity in the taxing authority’s assessments suffices. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

When the ground for appeal is unequal treatment in the assessment, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof required for a criminal conviction. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). Proof of unequal treatment in the assessment should consist of assessment documentation for the year in question of similarly situated properties of compelling proximity to, and with a lack of distinguishing characteristics from, the subject property. 86 Ill.Admin.Code §1910.65(b). The Property Tax Appeal Board (PTAB) finds the appellant overcame this burden of proof.

In this record, only the appellant introduced into evidence improvements within 1,127 square feet of the subject improvement size. Given their relative similarity to the subject, appellant comparables #4, #5, and #7 constitute the best evidence of assessment equity. These properties were similar to the subject in all material aspects, including living square footage. The appellant’s comparators indicated that the subject would be equitably assessed between \$9.97 to \$10.39 per living square foot. Because the subject assessment of \$12.53 per improvement square foot exceeds the high end of this range, PTAB concludes the appellant showed assessment inequity by clear and convincing evidence and a reduction in the total subject assessment to \$35,116 is 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. 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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