



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

APPELLANT: James Facklis
DOCKET NO.: 21-52013.001-R-1
PARCEL NO.: 13-17-123-026-0000

The parties of record before the Property Tax Appeal Board are James Facklis, 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: \$9,274
IMPR.: \$35,725
TOTAL: \$44,999

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 subject property is a two-story, multi-family dwelling of masonry construction containing 2,970 square feet of living area. The dwelling is approximately 49 years old. Features include a full basement apartment, three full bathrooms, and a two-car garage. The appellant reports that the property is not owner-occupied. The parcel contains 3,312 square feet located in the City of Chicago, within Jefferson Township, Cook County. The subject property is classified as a Class 2-11 residence under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts that the subject property is inequitably assessed and advances this contention as the basis for the appeal. In support of this position, the appellant submitted information for eight comparable equity properties that exhibit varying degrees of similarity to the subject. In the residential appeal form, the appellant states that the proposed comparables are

located within the same neighborhood code and are situated between 0.03 to 0.18 miles from the subject. several blocks from the subject property.

The comparable properties are identified as Class 2-11, two-story multi-family residences of masonry construction, containing between 2,304 and 2,912 square feet of living area. The improvement assessments for these properties range from \$4.98 to \$12.60 per square foot of living area. Based on this evidence, the appellant requests that the subject property's total assessment be reduced to \$35,812.

The Board of Review submitted its "Board of Review Notes on Appeal," reporting a total assessment for the subject property of \$44,999. The subject has an improvement assessment of \$35,726, reflecting \$12.03 per square foot of living area. In support of the assessment, the Board of Review submitted four equity comparable properties exhibiting varying degrees of similarity to the subject. All comparable properties are two-story multi-family masonry construction dwellings. The comparable properties share the same neighborhood code as the subject and are located within one-quarter mile of the subject property. Their improvement assessments range from \$13.17 to \$15.25 per square foot of living area.

The Board of Review asserts that these comparable properties demonstrate that the subject property's current assessment is equitable and falls within the range established by similarly situated properties. Accordingly, the Board of Review requests confirmation of the subject's existing assessment.

This matter was scheduled for hearing; however, prior to the hearing, the parties jointly submitted a written request to waive the hearing and have the matter decided based on the evidence of record. The administrative law judge granted this request.

Conclusion of Law

The taxpayer asserts that the subject property is inequitably assessed and advances this claim as the basis for the appeal. When unequal treatment in the assessment process is alleged, the appellant must establish inequity by clear and convincing evidence. See 86 Ill. Admin. Code §1910.63(e). Evidence of unequal treatment must include assessment documentation for the tax year at issue for no fewer than three comparable properties that demonstrate similarity, proximity, and the absence of significant distinguishing characteristics relative to the subject property. See 86 Ill. Admin. Code §1910.65(b).

After careful review and consideration of the evidence presented, the Board finds that the appellant has not met the required burden of proof. Accordingly, a reduction in the subject property's assessment is not warranted.

The Board finds that the most persuasive evidence of assessment equity consists of Comparable Properties Nos. 1 through 4 submitted by the Board of Review, together with Comparable Properties Nos. 1, 5 and 7 submitted by the appellant. These properties are similar to the subject

in size, age, design, and location, and they reflect improvement assessments ranging from \$6.59 to \$15.25 per square foot of living area. The subject improvement assessment of \$12.03 per square foot of living area falls within the range established by the most reliable comparable properties in the record.

After evaluating all comparable properties submitted by both parties, giving greater weight to those most proximate in location and most similar in size and physical characteristics, and accounting for relevant differences between the comparable properties and the subject property, the Board concludes that the subject improvement assessment is adequately supported.

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: June 16, 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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