FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: George Sourounis
DOCKET NO.: 22-22898.001-R-1
PARCEL NO.: 06-08-104-003-0000

The parties of record before the Property Tax Appeal Board are George Sourounis, 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, 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:	$5,292
IMPR.:	$34,708
TOTAL:	$40,000

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 2022 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 two-story dwelling of frame exterior construction with 3,369 square feet of living area. The dwelling is approximately 22 years old. Features of the home include a full basement, central air conditioning, 2½ bathrooms, a fireplace and a two-car garage. The property has a 7,560 square foot site and is located in Hoffman Estates, Hanover Township, Cook County. The subject is classified as a class 2-78 property 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 three comparable sales located in the same neighborhood code as the subject and within .3 of a mile from the subject. The parcels range in size from 7,560 to 10,809 square feet of land area which have been improved with class 2-78 two-story dwellings of frame exterior construction. The homes are each 22 years old and contain either 3,256 or

3,369 square feet of living area. Each comparable has a full basement, central air conditioning, 2½ bathrooms, two fireplaces, and a two-car garage. The comparables sold from June 2020 to January 2022 for prices ranging from $318,000 to $390,000 or from $97.67 to $115.76 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of $36,618.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $40,000. The subject's assessment reflects a market value of $400,000 or $118.73 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four properties, three of which included comparable sales data. Without recent sales data, the Board will not further address board of review comparable #2 on this record. The remaining three comparables have sites ranging in size from 9,387 to 10,851 square feet of land area which are improvement with class 2-78 two-story dwellings of frame exterior construction. The homes are each 22 years old and range in size from 3,027 to 3,168 square feet of living area. Features include a full basement, central air conditioning, 2½ bathrooms, a fireplace, and either a two-car or a three-car garage. The comparables sold from July 2021 to September 2022 for prices ranging from $450,000 to $488,000 or from $142.05 to $161.22 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted a total of six comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2 and #3, each of which sold in 2020, dates more remote in time to the lien date at issue herein of January 1, 2022 and thus, less likely to be indicative of the subject's estimated market value.

The Board finds the best evidence of market value to be appellant's comparable sale #1 along with the board of review comparable sales, which are each similar to the subject in location, classification, design, age, bathroom count, foundation and several features. These best comparables necessitate downward adjustments for their larger parcel sizes when compared to the subject. Additional downward adjustments are necessary to account for differences in fireplace count, dwelling size, and/or garage capacity when compared to the subject. These comparables sold from July 2021 to September 2022 for prices ranging from $390,000 to

$488,000 or from $115.76 to $161.22 per square foot of living area, including land. The subject's assessment reflects a market value of $400,000 or $118.73 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 and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment 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:

C E R T I F I C A T I O N

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: July 15, 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

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