



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

APPELLANT: Dr. Andreas Deligiannis
DOCKET NO.: 22-23125.001-R-1
PARCEL NO.: 01-27-305-003-0000

The parties of record before the Property Tax Appeal Board are Dr. Andreas Deligiannis, 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: \$16,740
IMPR.: \$53,629
TOTAL: \$70,369

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 and masonry exterior construction with 4,263 square feet of living area. The dwelling is approximately 41 years old. Features of the dwelling include a full basement that is finished with a formal recreation room, three full bathrooms, central air conditioning, a fireplace and a four-car garage. The property has a 55,800 square foot site and is located in South Barrington, Barrington Township, Cook County. The subject is classified as a class 2-08 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 five comparables that have the same assessment neighborhood code and property classification code as the subject. The comparables are located from .1 of a mile to 2.5 miles from the subject property. The comparables have sites that range

in size from 54,524 to 63,702 square feet of land area. The comparables are improved with two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 4,156 to 4,862 square feet of living area. The dwellings are from 30 to 43 years old. The comparables each have a full or partial basement, two of which have finished area. Each comparable has from two to five full bathrooms, central air conditioning, from one to four fireplaces and either a 3.5-car or a 4-car garage. Four comparables each have an additional half bathroom. The properties sold from February 2020 to August 2022 for prices ranging from \$615,000 to \$685,000 or from \$139.86 to \$163.10 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$64,130, reflecting a market value of \$641,300 or \$150.43 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,369. The subject's assessment reflects a market value of \$703,690 or \$165.07 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 comparable properties that have the same assessment neighborhood code and property classification code as the subject. Two comparables are located within the subject's subarea. The comparables have sites that range in size from 39,753 to 73,791 square feet of land area. The comparables are improved with two-story dwellings of masonry exterior construction ranging in size from 4,339 to 4,452 square feet of living area. The dwellings are from 25 to 43 years old. The comparables each have a full or partial basement, one of which is finished with a formal recreation room. Each comparable has two or three full bathrooms, one or two additional half bathrooms, central air conditioning, from one to three fireplaces and a three-car garage. The board of review reported comparables #1 and #2 each have other improvements but did not provide a description of these improvements. The properties sold from December 2020 to October 2022 for prices ranging from \$735,000 to \$875,000 or from \$167.88 to \$201.66 per square foot of living area, land included. 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 record contains nine comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparables #1 and #3, as well as board of review comparable #2, which have sale dates that occurred in 2020, less proximate to the lien date at issue than other comparable sales in the record. The Board has also given less weight to the appellant's

comparable #4 and board of review comparable #3 which differ from the subject dwelling in size and age, respectively.

The Board finds the best evidence of market value to be the appellant's comparables #2 and #5, along with board of review comparables #1 and #4, which sold more proximate in time to the assessment date at issue. These four comparables have the same assessment neighborhood code and property classification code as the subject. The comparables are overall more similar to the subject dwelling in size and age but have varying degrees of similarity when compared to the subject in site size and features, suggesting adjustments would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from November 2021 to October 2022 for prices ranging from \$627,000 to \$800,000 or from \$146.91 to \$180.87 per square foot of living area, including land. The subject's assessment reflects a market value of \$703,690 or \$165.07 per square foot of living area, including land, which falls within the range established by the best comparable sales in record both in terms of overall market value and on a price per square foot of living area basis. Based on this record and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted based on overvaluation.

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

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: August 19, 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

Dr. Andreas Deligiannis, 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