



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

APPELLANT: Peggy Siamantouras
DOCKET NO.: 22-24922.001-R-1
PARCEL NO.: 07-25-309-002-0000

The parties of record before the Property Tax Appeal Board are Peggy Siamantouras, 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: \$7,559
IMPR.: \$23,440
TOTAL: \$30,999

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 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 2-story dwelling of frame exterior construction with 1,248 square feet of living area. The dwelling is approximately 46 years old. Features of the home include a full basement with finished area and a 2-car garage. The property has an 8,639 square foot site and is located in Elk Grove Village, Schaumburg Township, Cook County. The subject is classified as a class 2-07 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 that are located within the subject's assessment neighborhood and within 0.2 of a mile from the subject property. The parcels have from 7,656 to 8,426 square feet of land area that are improved with class 2-07, 2-story dwellings of frame exterior construction ranging in size from 1,248 to 1,406 square feet of living area. The

dwellings are 45 or 48 years old. Each comparable has a partial or full basement with finished area and a 2-car garage. Two comparables each have central air conditioning, and one comparable has a fireplace. The comparables sold from October 2019 to July 2020 for prices ranging from \$280,000 to \$345,000 or from \$224.04 to \$247.13 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$28,934 which reflects a market value of \$289,340 or \$231.84 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." The appellant submitted a copy of the Cook County Board of Review final decision disclosing the total assessment for the subject of \$30,999. The subject's assessment reflects a market value of \$309,990 or \$248.39 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 sales that are located within the subject's assessment neighborhood and within the subject's subarea or approximately ¼ of a mile from the subject property. The parcels have from 8,295 to 14,000 square feet of land area that are improved with class 2-07, 2-story dwellings of frame exterior construction ranging in size from 1,167 to 1,396 square feet of living area. The dwellings are 46 to 48 years old. Each comparable has a partial or a full basement with finished area, two comparables each have central air conditioning, and three comparables have either a 1-car or 2-car garage. The comparables sold from June 2019 to July 2022 for prices ranging from \$1¹ to \$495,000 or from \$0.00 to \$418.43 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 seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables which have remote sale dates in 2019 or 2020 that occurred less proximate in time to the January 1, 2022 assessment date at issue than other comparables in the record. Additionally, the Board gives no weight to the board of review comparable #3 which the board of review depicts sold in June 2019 for a sale price of \$1.00, as the Board finds it is a remote sale and without further explanation its sale price is unlikely to be indicative of market value as of the sale date.

¹ The board of review's grid analysis reported comparable #3 sold on June 25, 2019 for a sale price of \$1.00.

The Board finds the best evidence of market value to be the board of review comparables #1, #2 and #3 which sold proximate in time to the assessment date at issue. In addition, these comparables are relatively similar to the subject in location, design, age, dwelling size and foundation type. However, the comparables still require adjustments for differences in features from the subject, such as two comparables have larger site sizes, a central air conditioning amenity, which is not a feature of the subject, and/or lack of a garage amenity, which is a feature of the subject. These three comparables sold from January to July 2022 for prices ranging from \$380,000 to \$495,000 or from \$272.21 to \$418.43 per square foot of living area, including land. The subject's market value of \$309,990 or \$248.39 per square foot of living area, land included, falls below the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparable sales 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

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: February 17, 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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