



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

APPELLANT: Steve Alex
DOCKET NO.: 22-36688.001-R-1
PARCEL NO.: 02-18-303-033-0000

The parties of record before the Property Tax Appeal Board are Steve Alex, the appellant, by George N. Reveliotis, attorney-at-law 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 **A Reduction** 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: \$3,985
IMPR.: \$23,515
TOTAL: \$27,500

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 is improved with a two-story dwelling of frame exterior construction containing 1,714 square feet of living area. The dwelling is approximately 44 years old. Features of the property include a full unfinished basement, central air conditioning, 2½ bathrooms, and a 2-car garage. The property has a 4,428 square foot site located in Hoffman Estates, Palatine 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 four comparable sales composed of class 2-07 properties improved with two-story dwellings of frame exterior construction that range in size from 1,598 to 1,814 square feet of living area. The dwellings are 43 or 45 years old. Two comparables have slab foundations, one comparable has a partial basement, and one comparable has a full

basement. The comparables have 1½, 2 or 2½ bathrooms, and each property has a 2-car garage. One comparable has central air conditioning. These properties have sites ranging in size from 4,756 to 7,810 square feet of land area. The comparables have the same assessment neighborhood code as the subject property and are located less than one mile from the subject. The sales occurred from May 2020 to July 2022 for prices ranging from \$242,000 to \$273,000 of from \$141.03 to \$160.20 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$25,493.

The appellant submitted a copy of the final decision issued by the board of review disclosing the property had a total assessment of \$30,999. The subject's assessment reflects a market value of \$309,990 or \$180.86 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%.

The board of review submitted its "Board of Review Notes on Appeal" and information on four comparables consisting of class 2-07 properties improved with two-story dwellings of frame or frame and masonry exterior construction. Board of review comparable #3 has no sales information to address the appellant's overvaluation argument and will not be further discussed. Board of review comparables #1, #2 and #4 have either 1,343 or 1,887 square feet of living area and are either 10 or 45 years old. Each comparable has either a partial or full basement with finished area, central air conditioning, two or three bathrooms, and a 2-car or 2.5-car garage. Two of the comparables have one fireplace. The comparables have sites ranging in size from 4,606 to 13,147 square feet of land area and have the same assessment neighborhood code as the subject property. These three comparables sold from June 2021 to October 2022 for prices ranging from \$405,000 to \$445,000 or from \$235.82 to \$311.24 per square foot of living area, including land.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted information on seven comparable sales with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #1 and #2 as these comparables sold in May and June 2020, not as proximate in time to the assessment date at issue as the best sales in this record. The Board gives less weight to board of review comparables #1 and #4 due to differences from the subject in dwelling size and basement finish. The Board gives less weight to board of review comparable #2 due to differences from the subject in age. The Board finds the best evidence of market value to be the appellant's comparable sales #3 and #4 that have 1,814 and 1,770 square feet of living area and are 45 years old, respectively. These two properties have varying degrees of similarity to the subject in features that would require adjustments to make them more equivalent to the subject for these differences. These

comparables sold in July 2022 and May 2022 for prices of \$273,000 and \$271,600 or for \$150.50 and \$153.45 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$309,990 or \$180.86 per square foot of living area, including land, which is above the purchase prices of the two best comparable sales in this record. Based on this evidence the Board finds a reduction in the subject's assessment is 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: _____

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: _____

November 25, 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

Steve Alex, 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