



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

APPELLANT: Nina Maria & Ronald Olsen
DOCKET NO.: 22-36704.001-R-1
PARCEL NO.: 02-18-309-005-0000

The parties of record before the Property Tax Appeal Board are Nina Maria and Ronald Olsen, the appellants, 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 **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: \$7,738
IMPR.: \$28,261
TOTAL: \$35,999

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 1,748 square feet of living area. The dwelling is approximately 46 years old. Features of the property include a full basement, central air conditioning, one fireplace, 2½ bathrooms, and a 2-car garage. The property has an 8,598 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 appellants contend inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellants submitted information on five equity comparables composed of class 2-07 properties improved with two-story dwellings of frame exterior construction that range in size from 1,552 to 1,920 square feet of living area. The homes range in age from 43 to 46 years old. Three 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 a 2-car garage. Three comparables have central air conditioning and two comparables have one fireplace. The comparables have the same assessment neighborhood code as the subject property and are located from .03 to .23 of a mile from the subject property. These properties have improvement assessments that range from \$22,104 to \$26,619 or from \$14.20 to \$15.53 per square foot of living area. The appellants requested the subject's improvement assessment be reduced to \$24,829.

The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment of \$35,999. The subject has an improvement assessment of \$28,261 or \$16.17 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" and information on four equity comparables composed of class 2-07 properties improved with two-story dwellings of frame exterior construction that range in size from 1,562 to 1,820 square feet of living area. The homes range in age from 43 to 45 years old. Each property has a full or partial basement with one having finished area, central air conditioning, 1½ or 2½ bathrooms, and a 2-car garage. Two comparables have one fireplace each. Comparables #2 and #3 are described as having other improvements but no further information was provided about the improvements. The comparables have the same assessment neighborhood code and are located in the same assessment block as the subject property. These properties have improvement assessments ranging from \$27,164 to \$31,123 or from \$17.02 to \$18.76 per square foot of living area.

Conclusion of Law

The appellants contend assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellants' comparables #2, #3 and #5 due to differences from the subject in foundation. The Board finds the best evidence of assessment equity to be appellants' comparables #1 and #4 as well as the board of review comparables. Appellants' comparable #1 does not have central air conditioning, as does the subject, indicating this comparable will require an upward adjustment to make the property more equivalent to the subject property for this dissimilarity. Appellants' comparable #4 has one less bathroom than the subject and no fireplace, unlike the subject, indicating this comparable would require upward adjustments to make it more equivalent to the subject for these differences. Board of review comparables #3 and #4 have no fireplaces, unlike the subject, indicating these two comparables would require upward adjustments to make them more equivalent to the subject for this difference. Additionally, board of review comparable #4 has one less bathroom than the subject requiring an

upward adjustment to make the property more equivalent to the subject. Board of review comparable #3 has finished basement area, unlike the subject property, indicating a downward adjustment would be appropriate. These six comparables have improvement assessments that range from \$23,005 to \$31,123 or from \$14.20 to \$18.76 per square foot of living area. The subject's improvement assessment of \$28,261 or \$16.17 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, after considering the appropriate adjustments to the best comparables to make them more equivalent to the subject property, the Board finds the appellants did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: _____

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

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