



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

APPELLANT: George Polymenakos
DOCKET NO.: 22-36723.001-R-1
PARCEL NO.: 02-35-301-030-0000

The parties of record before the Property Tax Appeal Board are George Polymenakos, 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 **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: \$18,996
IMPR.: \$26,746
TOTAL: \$45,742

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 one-story dwelling of frame and masonry exterior construction containing 2,094 square feet of living area. The dwelling is approximately 64 years old. Features of the property include a partial basement, one fireplace, 2½ bathrooms, and a 2-car garage. The property has a 38,768 square foot site located in Palatine, Palatine Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.¹

¹ The Cook County Real Property Assessment Classification Ordinance defines class 2-04 property as a one-story residence, any age, 1,801 square feet and over. The appellant indicated in Section III – Description of the Property of the appeal that the subject is improved with a single-story dwelling with one fireplace and no central air conditioning, which differs from the description contained in Section V grid analysis of the appeal but matches the description provided by the board of review.

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 2-04 properties of masonry or frame and masonry exterior construction that range in size from 2,061 to 2,471 square feet of living area.² The homes range in age from 61 to 67 years old. Each property has a full or partial basement, central air conditioning, two fireplaces, two bathrooms and a 2-car garage. The comparables have sites ranging from 21,170 to 26,267 square feet of land area and have the same assessment neighborhood code as the subject property. The comparables sold from June 2020 to November 2021 for prices ranging from \$361,000 to \$443,000 or from \$174.02 to \$198.56 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$37,661.

The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment \$45,742. The subject's total assessment reflects a market value of \$457,420 or \$218.44 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 comparable sales consisting of class 2-04 properties improved with one-story dwellings of masonry or frame and masonry exterior construction that range in size from 1,908 to 2,237 square feet of living area. The dwellings range in age from 51 to 64 years old. Two comparables have partial basements, one comparable has a full basement, and one comparable has a crawl space foundation. Each property has central air conditioning, one or three fireplaces, and a 2-car garage. The comparables have 2, 2½ or 3½ bathrooms. These properties have sites ranging in size from 14,796 to 22,259 square feet of land area and have the same assessment neighborhood code as the subject property. The sales occurred from July 2019 to June 2022 for prices ranging from \$500,000 to \$595,000 or from \$245.86 to \$276.47 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on eight 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 #3 and #4 as the dates of sale are 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 sale #4 due to the sale date not being as proximate in

² In Section V grid analysis of the appeal the appellant described the comparables as two-story dwellings which differs from the definition of class 2-04 properties contained in the Cook County Real Property Assessment Classification Ordinance.

time to the assessment date as the best sales in this record and differences from the subject in foundation. The Board finds the best evidence of market value to be appellant's comparable sales #1 and #2 as well as board of review comparable sales #1, #2 and #3 that range in size from 1,908 to 2,237 square feet of living area and in age from 51 to 67 years old. These comparables have sites that are from 32% to 62% smaller than the subject site indicating each would require an upward adjustment to make them more equivalent to the subject property for differences in land area. Conversely, the comparables are superior to the subject in features in that each has central air conditioning, unlike the subject property, and three comparables have 1 or 2 more fireplaces than the subject, indicating the comparables would require downward adjustments to make them more equivalent to the subject property for these differences. These five comparables sold from April 2021 to June 2022 for prices ranging from \$361,000 to \$595,000 or from \$175.16 to \$276.47 per square foot of living area, including land. The subject's assessment reflects a market value of \$457,420 or \$218.44 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported after considering the suggested adjustments to the comparables for differences from the subject in land area and features. Based on this evidence the Board finds the assessment of the subject property is correct 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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