



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

APPELLANT: Niki & Anthony Karras
DOCKET NO.: 22-37281.001-R-1
PARCEL NO.: 09-23-306-017-0000

The parties of record before the Property Tax Appeal Board are Niki & Anthony Karras, the appellant(s), 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: \$7,315
IMPR.: \$24,349
TOTAL: \$31,664

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 consists of a split-level single-family dwelling of masonry construction with 1,215 square feet of living area. The dwelling is 61 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, and a two-car garage. The appellant reports that the subject property is owner-occupied. The property's site is 6,650 square feet located in Maine Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends that the subject property is overvalued. In support of this assertion, the appellant submitted four comparable sales, each demonstrating varying degrees of similarity to the subject. According to the appellant, all selected comparables are located within the same neighborhood code as the subject property and are situated approximately 0.20 to 0.80 miles from the subject.

The comparable properties are described as Class 2-34, multi-level, single-family residences of masonry construction, containing between 1,216 and 1,405 square feet of living area. These properties sold between October 2019 and August 2022 for prices ranging from \$285,000 to \$314,094, or approximately \$212.81 to \$258.30 per square foot of living area, including land.

Based upon this evidence, the appellant requests that the subject property's assessment be reduced to \$27,940.

The Board of Review submitted its Notes on Appeal, reporting an assessment of \$31,664 for the subject property, which reflects a market value of \$316,640, or \$268.82 per square foot of living area, land included, when applying the 10% level of assessment for Class 2 property.

In support of its position regarding the correctness of the assessment, the board of review submitted information on four comparable sales properties that exhibit varying degrees of similarity to the subject. The four comparables relied upon by the board are located within the same neighborhood code and subarea as the subject property, with two of the properties located within a ¼ mile radius of the subject and one was located within a block of the subject. The comparable dwellings are described as multi-level Class 2-34 single-family residences, ranging in age from 58 to 63 years and containing between 1,248 and 1,488 square feet of living area. These properties sold between 2021 and 2022 for prices ranging from \$242.36 to \$391.77 per square foot of living area, including land.

The board of review contends that these comparables demonstrate that the subject's current assessment is equitable and falls below the range established by similarly situated properties. Accordingly, the board of review requests confirmation of the subject's existing assessment.

Conclusions of Law

The taxpayer asserts that 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 on this basis is not warranted.

The parties submitted a total of eight Class 2-34 comparable sales for consideration. The Board has reviewed all comparables of record and accords the greatest weight to those properties most proximate to the subject and most similar in size, age, and relevant physical characteristics. The Board assigns substantially less weight to the comparable sales that occurred in 2019, as those transactions are temporally remote from the January 1, 2022, assessment date and therefore constitute less reliable indicators of the subject property's market value for the relevant valuation period.

The Board finds that the most persuasive evidence of the subject's market value consists of the appellant's comparable properties #1 through #3 and the Board of Review's comparable properties #2, #3 and #4. Similar to the subject, these properties are multi-level, Class 2-34, single-family frame and masonry dwellings with full basements, garages, and living areas comparable in size to the subject. All are located within the same neighborhood code, are situated within either one block or a half mile radius of the subject, further enhancing their relevance. These comparable properties sold between May 2020 and July 2022 for prices ranging from \$238.10 to \$391.77 per square foot of living area, including land. The subject's current assessment reflects an implied market value of \$316,640, or \$268.82 per square foot, which falls within the range established by the most credible comparable sales evidence.

Based on the totality of the evidence presented, and after considering appropriate adjustments for any material differences between the subject property and the most comparable properties in the record, the Board finds that the appellant has failed to demonstrate by a preponderance of the evidence that the subject property is overvalued. Consequently, the Board determines that no reduction in the subject property's assessment is warranted.

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:

May 19, 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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