



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

APPELLANT: Anthony Karras
DOCKET NO.: 22-37765.001-R-1
PARCEL NO.: 09-14-318-042-0000

The parties of record before the Property Tax Appeal Board are 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 **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: \$7,398
IMPR.: \$38,142
TOTAL: \$45,540

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 two-story masonry dwelling containing 3,036 square feet of living area. The dwelling is 61 years old. Features of the home include a basement apartment, three full bathrooms, and a two-car garage. Appellant reports that the subject is not owner-occupied. The property is situated on a 7,046-square-foot site located in Niles, Maine Township, Cook County. The subject is classified as a Class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends that the subject property is overvalued. In support of this contention, the appellant submitted data for four comparable sales, each exhibiting varying degrees of similarity to the subject. According to the appellant, the comparables are located within the same neighborhood code and are situated between 0.30 and 0.50 miles from the subject. The

comparable properties are described as Class 2-11, two-story multi-family masonry residences containing between 4,060 and 4,792 square feet of living area. These comparables sold between 2020 and 2022 for prices ranging from \$550,000 to \$655,000, or approximately \$116.65 to \$161.33 per square foot of living area, including land. Based on this evidence, the appellant requests that the subject's assessment be reduced to \$41,873.

The Board of Review submitted its Notes on Appeal, reflecting an assessed valuation of \$52,331 for the subject property. This assessment corresponds to an implied market value of \$523,310, or \$172.36 per square foot of living area, including land, when applying the 10 percent level of assessment applicable to Class 2 property.

In support of the correctness of the assessment, the Board of Review submitted information on three comparable properties, one of which included usable sales data. These comparables exhibit varying degrees of similarity to the subject. All three are located within the same neighborhood code as the subject property. One comparable was reported to be located within a one-quarter-mile radius of the subject; however, the precise proximity of the remaining two comparables was not disclosed. The comparable dwellings are described as two-story, Class 2-11 multifamily residences of either masonry or frame-and-masonry construction, ranging in age from 56 to 62 years and containing between 2,813 and 3,064 square feet of living area. The sales data submitted indicate that these properties sold between 2021 and 2022 for prices ranging from \$200.89 to \$277.42 per square foot of living area, including land.

The Board of Review asserts that these comparables demonstrate that the subject's current assessment is equitable and falls within the range of values established by similarly situated properties. Accordingly, the Board of Review requests confirmation of the subject's existing assessment.

Conclusions of Law

The taxpayer contends that the assessed valuation of the subject property does not accurately reflect its market value. When market value is the basis of an appeal, the taxpayer bears the burden of proving the property's value 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). Acceptable proof of market value may include an appraisal of the subject property, evidence of a recent arm's-length sale, comparable sales, or construction cost data. 86 Ill. Admin. Code §1910.65(c). After reviewing the record, the Board finds that the appellant has satisfied this evidentiary burden, and a reduction in the subject's assessment is warranted on this basis.

The parties presented a total of eight Class 2-11 comparable sales for the Board's consideration. In evaluating this evidence, the Board accords greater weight to comparable properties that are more proximate in location and more similar in size, age, design, and relevant physical characteristics to the subject. The Board notes, however, that the Board of Review failed to

disclose the proximity of two of its submitted comparables, thereby substantially limiting the probative value of those properties and preventing the Board from determining whether they are situated within comparable market contexts. Additionally, both parties submitted comparables located outside the subject's neighborhood code. Proximity and neighborhood code are critical factors in determining comparability because they identify a defined market area within which properties are presumed to experience similar economic conditions, demand levels, and assessment practices. When comparables fall outside the subject's neighborhood code or lack reasonably close proximity, their reliability is diminished due to the potential influence of differing market forces.

The Board finds that the most credible and persuasive evidence of the subject's market value consists of the appellant's Comparable Nos. 1, 3, and 4. These properties, like the subject, are two-story, Class 2-11 multifamily masonry residences. The comparables sold in 2020 for prices ranging from \$130.27 to \$161.33 per square foot of living area, including land. The subject's current assessment reflects an implied market value of \$523,310, or \$172.36 per square foot, which exceeds the range indicated by the most comparable properties of record.

Based upon the totality of the evidence, and after making appropriate adjustments for differences between the subject property and the most comparable sales, the Board concludes that the appellant has established, by a preponderance of the evidence, that the subject property is overvalued. Accordingly, a reduction in the subject'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: June 16, 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

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