



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

APPELLANT: Leo Vaggelatos  
DOCKET NO.: 22-39841.001-R-1  
PARCEL NO.: 09-27-401-023-0000

The parties of record before the Property Tax Appeal Board are Leo Vaggelatos, 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:** \$8,580  
**IMPR.:** \$64,908  
**TOTAL:** \$73,488

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 an approximately fifteen-year-old, two-story single-family dwelling of masonry construction containing 3,154 square feet of living area. Features of the dwelling include a full unfinished basement, central air conditioning, and a two-car garage. The appellant reports that the property is owner-occupied. The subject is situated on a 6,600-square-foot site located in Park Ridge, within Maine Township in Cook County. Under the Cook County Real Property Assessment Classification Ordinance, the property is classified as Class 2-78.

The appellant argues that the subject property is overvalued. To support this claim, the appellant submitted four comparable sales located between 0.30 and 2.10 miles from the subject property. The comparable properties, ranging in age from 15 to 21 years, contain between 3,077 and 3,636 square feet of living area. These properties sold between 2020 and 2021 at prices ranging from

\$191.83 to \$237.24 per square foot of living area, including land. Based on this evidence, the appellant requests that the subject's improvement assessment be reduced to \$69,946.

The Board of Review, through its "Board of Review Notes on Appeal," reported a total assessment of \$76,613 for the subject property. This assessment reflects an implied market value of \$766,130, or \$242.91 per square foot of living area, including land, when applying the statutory 10 percent level of assessment for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of the assessment, the Board of Review submitted sales data for three comparable properties, each showing varying degrees of similarity to the subject. All three comparable properties are located within the same subarea as the subject, with one situated within one-quarter mile. The properties range in age from 7 to 17 years and contain between 2,536 and 3,077 square feet of living area. They sold between 2020 and 2022 for prices ranging from \$237.24 to \$362.78 per square foot of living area, including land.

Based on the evidence presented, the Board of Review requests confirmation of the subject property's assessment.

### **Conclusion of Law**

The appellant contends that the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of an appeal, the value of the property must be established by a preponderance of the evidence. See 86 Ill. Admin. Code §1910.63(e). Evidence of market value may include an appraisal of the subject property, a recent sale of the subject, comparable sales, or construction costs. 86 Ill. Admin. Code §1910.65(c). After reviewing the record, the Board finds that the appellant has met this burden of proof; therefore, a reduction in the subject's assessment is warranted.

The parties submitted a total of eight Class 2-78 comparable sales with varying degrees of similarity to the subject property. The Board has reviewed all comparable properties of record and places the greatest weight on those properties most proximate to the subject and most similar in size, age, and relevant physical characteristics.

The Board finds that the most persuasive evidence of the subject's market value consists of the appellants' Comparable Nos. 3 and 4, along with Comparable No. 1 submitted by the Board of Review. These comparable properties are, like the subject, Class 2-78 single-family masonry dwellings featuring similar amenities and living areas of generally similar size. All are in relatively close proximity to the subject property.

These properties sold between 2020 and 2022 for prices ranging from \$228.28 to \$237.24 per square foot of living area, including land. By contrast, the subject's current assessment reflects

an implied market value of \$766,130, or \$242.91 per square foot—an amount that exceeds the range established by the most comparable properties.

Based on the totality of the evidence in the record, and after considering appropriate adjustments for differences between the subject property and the most comparable sales, the Board concludes 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

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Leo Vaggelatos, 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