



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

APPELLANT: Nikolaos Floros
DOCKET NO.: 22-39863.001-R-1
PARCEL NO.: 09-24-107-043-0000

The parties of record before the Property Tax Appeal Board are Nikolaos Floros, 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: \$5,400
IMPR.: \$21,600
TOTAL: \$27,000

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 a 59-year-old, multi-level, single-family residence of frame and masonry construction containing 1,176 square feet of living area. The parcel consists of 4,909 square feet located in Niles, within Maine Township, Cook County. The improvements include a partial basement with a finished recreation room, central air conditioning, and a two-car garage. The appellant reports that the property is owner-occupied. 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 position, the appellant submitted four comparable sales, each exhibiting varying degrees of similarity to the subject. The appellant states that all comparable properties are located within the same neighborhood code as the subject, but the exact distances from the subject property were

reported as unknown. The appellant further notes that all comparable properties are located in Niles, Illinois.

The comparable properties are Class 2-34 single-family masonry residences containing between 1,176 and 1,267 square feet of living area. These properties sold between 2020 and 2022 for prices ranging from \$265,000 to \$300,000, or approximately \$221.57 to \$255.10 per square foot of living area, including land. The appellant also reports that the subject property sold on November 1, 2023, for \$371,500.

Based on the submitted evidence, the appellant requests that the subject's assessed value be reduced to \$26,930.

The Board of Review submitted its Notes on Appeal indicating a total assessment of \$30,990 for the subject property. This assessment reflects an implied market value of \$309,900, or \$263.52 per square foot of living area, including land, when applying the 10 percent level of assessment for Class 2 property.

In support of the current assessment, the Board of Review submitted information on four comparable properties, three of which included sales data. These comparable properties exhibit varying degrees of similarity to the subject. All are located within the same neighborhood code as the subject property; however, the exact proximity of the suggested comparable properties to the subject were not reported. The Board of Review states that its comparable properties are located in Morton Grove, Illinois. The comparable properties are described as multi-level Class 2-34 single-family residences with partial basements and finished recreation rooms. They range in age from 65 to 67 years and contain between 1,092 and 2,559 square feet of living area. These properties sold between 2020 and 2022 for prices ranging from \$147.17 to \$323.26 per square foot of living area, including land.

Based on the evidence provided, the Board of Review maintains that the subject property's current assessment is equitable and falls within the range established by comparable properties. Accordingly, the Board 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 sales data on a total of seven Class 2-34 comparable sales for review. The Board has examined all of the submitted comparable properties and assigns greater weight to those properties that are more proximate in location and more similar in size, age, and physical characteristics to the subject property.

The Board observes that neither the appellant nor the Board of Review disclosed the exact proximity of their submitted comparable properties to the subject property. Although the absence of distance information does not automatically render the comparable properties unusable, the Board notes that the Board of Review reported that its comparable properties were located within the City of Morton Grove, while the appellant reported that its comparable properties were located in the City of Niles, as is the subject property.

The lack of distance data—or other measures of geographic proximity—materially limits the Board’s ability to determine whether the comparable properties are situated within market areas that reflect conditions analogous to those of the subject. Proximity is a critical factor in assessing comparability because properties located farther away may be subject to differing neighborhood characteristics, market influences, or economic conditions.

Accordingly, the Board assigns reduced weight to those comparable properties for which proximity information was not provided, particularly where the comparable properties are located in a different municipality than the subject property.

The Board finds that the most persuasive evidence of the subject property’s market value consists of the appellant’s Comparable Nos. 1 through 4. Like the subject, these properties are multi-level, Class 2-34 single-family masonry dwellings with comparable amenities and living areas of similar size. All are located within the same neighborhood code and within the same municipality as the subject property.

These properties sold between 2020 and 2022 for prices ranging from \$265,000 to \$300,000, or approximately \$221.57 to \$255.10 per square foot of living area, including land. The subject’s current assessment reflects an implied market value of \$309,900, or \$263.52 per square foot, which falls above the range established by the most comparable properties.

Based on the totality of the evidence, and after making appropriate qualitative considerations for material differences between the subject and the most similar comparable properties, the Board concludes that the appellant has demonstrated by a preponderance of the evidence that the subject property is overvalued. Accordingly, 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

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Cook County Board of Review

Docket No: 22-39863.001-R-1

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