



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

APPELLANT: Spiro Karahilios  
DOCKET NO.: 22-48735.001-R-1  
PARCEL NO.: 04-17-402-079-0000

The parties of record before the Property Tax Appeal Board are Spiro Karahilios, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago; 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:** \$17,151  
**IMPR.:** \$62,849  
**TOTAL:** \$80,000

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 consists of a 2-story dwelling of brick and stucco exterior construction with 4,427 square feet of living area. The dwelling is approximately 20 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace, and a 6-car garage. The property has a 12,251 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$800,000 as of January 1, 2022. The appraisal was prepared by Agnieszka Jurowska, a certified residential real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected four comparable sales located within 0.71 of a mile from the subject. The parcels range in size from 9,568 to 22,000 square feet of land area and are improved with traditional style homes ranging in size from 3,534 to 5,634 square feet of living area and ranging in age from 25 to 36 years old. Each home has a basement with finished area, central air conditioning, and a 2-car or a 3-car garage. The comparables sold from August 2020 to July 2021 for prices ranging from \$730,000 or \$810,000 or from \$141.11 to \$223.54 per square foot of living area, including land. The appraiser adjusted the two oldest sales for date of sale, adjusted one comparable for sale or financing concessions, and then adjusted the comparables for differences from the subject to arrive at adjusted prices from \$760,000 to \$839,000. The appraiser concluded a value for the subject of \$800,000 as of January 1, 2022.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$112,900. The subject's assessment reflects a market value of \$1,129,000 or \$255.03 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%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in Northbrook, Glencoe, or Northfield, one of which is on the same block as the subject. The parcels range in size from 13,818 to 41,748 square feet of land area and are improved with 2-story homes ranging in size from 3,396 to 4,637 square feet of living area and ranging in age from 1 to 129 years old. Three homes have a basement, one of which has finished area, and one home has a slab foundation. Two homes have central air conditioning and each comparable has a 2.5-car or a 3-car garage. The comparables sold from March 2019 to July 2022 for prices ranging from \$1,035,000 to \$2,700,000 or from \$262.96 to \$648.41 per square foot of living area, including land. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant presented an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the board of review's comparable sales, as one comparable sold in 2019, more remote from the assessment date than the other sales in this record, and the board of review did not provide the proximity of the other three comparables relative to the subject and two of these comparables are in different cities than the subject.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables that are similar to the subject in location and features and sold relatively proximate in time to the assessment date. The Board finds the appraiser made reasonable adjustments to the comparables to account for differences in sale date, sale or financing concessions, and differences from the subject. The subject's assessment reflects a market value of \$1,129,000 or \$255.03 per square foot of living area, including land, which is above the appraised value conclusion. The Board finds the subject property had a market value of \$800,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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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