



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

APPELLANT: Pola Alexopoulos Trust  
DOCKET NO.: 22-49961.001-R-1  
PARCEL NO.: 03-15-203-028-0000

The parties of record before the Property Tax Appeal Board are Pola Alexopoulos Trust, the appellant, 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:** \$2,420  
**IMPR.:** \$60,580  
**TOTAL:** \$63,000

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 3-story, multi-family building of masonry exterior construction with 6,585 square feet of gross building area. The building is approximately 48 years old. Features of the building include a slab foundation and central air conditioning. The property has a 3,025 square foot site and is located in Wheeling, Wheeling 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 overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on three comparable sales located in the subject's assessment neighborhood. Each comparable has a site with 3,025 square feet of land area. The properties are improved with class 2-11 buildings of masonry exterior construction ranging in size from 6,585 to 6,698 square feet of gross building area. The buildings range in age from 41 to 48 years old. Each comparable has a slab foundation and central air conditioning. The comparable

properties sold from November 2019 to February 2021 for prices ranging from \$565,000 to \$575,000 or from \$85.26 to \$87.32 per square foot of gross building area, land included. Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$56,642 which would reflect a total market value of \$566,420 or \$86.02 per square foot of gross building area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,000. The subject's assessment reflects a market value of \$630,000 or \$95.67 per square foot of gross building area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on four comparables located within the subject's assessment neighborhood. Each comparable has a site with 3,025 square feet of land area. The properties are improved with 3-story, class 2-11 buildings of masonry exterior construction ranging in size from 6,147 to 6,627 square feet of gross building area. The buildings range in age from 41 to 48 years old. Each comparable has a slab foundation and two comparables each have central air conditioning. The comparable properties sold from January 2022 to October 2022 for prices ranging from \$710,000 to \$749,900 or from \$107.82 to \$117.94 per square foot of gross building area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's #1 and #3 which sold in 2019 and 2020, less proximate to the subject's January 1, 2022 assessment date at issue and less likely to reflect market value on the subject's lien date. The Board also gives less weight to board of review comparables #1 and #2 which lack central air conditioning, which the subject features.

The Board finds the best evidence of market value to be the appellant's comparable #2 as well as board of review comparables #3 and #4 which sold proximate to the subject's assessment date and are overall most similar to the subject in lot size, design/class, age, gross building area, and other features. The comparables sold for prices ranging from \$572,500 to \$730,000 or from \$85.47 to \$110.16 per square foot of gross building area, land included. The subject's assessment reflects a market value of \$630,000 or \$95.67 per square foot of gross building area, land included, which falls within the range established by the best comparable sales in this record. Based on the market value evidence in this record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment based on overvaluation is not justified.

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:

March 17, 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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