



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

APPELLANT: Nick Tsiftilis
DOCKET NO.: 22-49978.001-R-1
PARCEL NO.: 03-17-204-019-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Nick Tsiftilis, 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, PTAB hereby finds **No Change** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND: \$9,625
IMPR.: \$27,572
TOTAL: \$37,197

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision 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

A 1,638 square feet, two-story building of frame-and-masonry construction situated on an 8,750 square feet parcel in Arlington Heights, Wheeling Township, Cook County comprises the subject property. The 55-year-old, class 2-95 structure under the Cook County Real Property Assessment Classification Ordinance contained 2.5 bathrooms, a fireplace, central air conditioning, a partial basement, and a two-car garage.

Contending the \$37,197 total assessment overvalued the subject property, the appellant presented information on four sales of class 2-07 masonry properties within 1.7 miles of the subject to show the subject's implied assessment value of \$371,970 does not reflect market value. The appellant's selected sales occurred between April 2019 and November 2020 for properties that included air conditioning, a two-car garage, 1.5 to 2.5 bathrooms, and a partial basement. The sales involved

buildings at least 50 years old with 1,614 to 1,792 square feet of living area for purchase prices between \$320,000 and \$386,500, or \$183.28 to \$226.15 per square foot.

The board of review countered in its “Notes on Appeal” that the \$37,197 subject assessment, which computes to a market value of \$22.71 per square foot of living area when using the Cook County Real Property Assessment Classification Ordinance of 10% for class two properties, was appropriate.¹ In support of this position, the county board of review proposed four sales of properties in the subject’s subarea between June 2020 and September 2022 as indicators of market value. These sales involved over 50-year-old buildings with 1.5 or 2.5 bathrooms; 1,604 to 1,919 in square feet of living space; a full or partial basement; air conditioning; and a two- or 2.5-car garage. The county board of review’s preferred indicators of market value sold for between \$337,500 and \$386,500, or \$194.98 and \$220.10 per square foot.

Conclusion of Law

The appellant contends the board of review’s 2022 assessment of the subject overvalues the property. When market value is the basis of the appeal, the value of the property must be proven 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 Property Tax Appeal Board (PTAB) finds the appellant satisfied this burden of proof and a reduction in the subject’s assessment is merited.

First, PTAB notes that both parties submitted the same sale into evidence as appellant comparable sale #3 and board of review comparable sale #2, albeit with different transaction dates. Because the properties involved in appellant comparable sale #2 and board of review comparable sale #3 better represented the subject property and were within two years of the assessment date, PTAB finds the discrepancy in transaction date inconsequential to the outcome. Turning to the best sales in evidence, appellant comparable sale #2 involved a building that was marginally smaller, and with one fewer half bathroom, than the subject, but otherwise featured the same amenities. Board of review comparable sale #2 similarly involved a smaller improvement with one fewer full bathroom and fireplace, though it did have a superior basement relative to the subject. Given the parties’ submissions, the evidence in this record indicates that in 2022, the market valued the subject property around \$210.41 to \$226.15 per square foot. Because the subject’s assessment-based imputed 2022 market value of \$227.09 per square foot is higher than market value, PTAB concludes the appellant demonstrated overvaluation by a preponderance of the evidence and a reduction in the assessment to \$35,754 (based on a market value of \$218.28 per square foot, or \$357,540) is justified.

¹ PTAB observes that in its “Notes on Appeal,” the county board of review referenced the 2023 decision from which the appellant petitions. PTAB accordingly adopts the total assessment value reflected in that decision, discrepancies in the “Notes on Appeal” notwithstanding.

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

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:

February 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

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