



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

APPELLANT: Ed Baharis
DOCKET NO.: 22-49985.001-R-1
PARCEL NO.: 03-16-208-006-0000

The parties of record before the Property Tax Appeal Board are Ed Baharis, 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: \$18,012
IMPR.: \$45,988
TOTAL: \$64,000

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 frame exterior construction with 3,936 square feet of living area. The home is approximately 31 years old. Features include a full basement with finished area, central air conditioning, one fireplace, and a 3-car garage. The property has a 22,515 square foot site and is located in Prospect Heights, Wheeling Township, Cook County. The subject is classified as a class 2-04 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 completed Section IV – Recent Sale Data of the appeal petition reporting that the subject property was purchased on October 19, 2020 for a price of \$620,000. The property was reported to have been purchased from Jack C. and Janet C. Tyse, Trustees and the parties to the transaction were not related. The property was sold through a realtor, Baird & Warner, by agent

Vincent Dante and was advertised for sale for 142 days in a Multiple Listing Service (MLS). The subject was not sold by either a foreclosure action or using a contract for deed. The appellant's evidence included a copies of the MLS datasheet, a notarized Trustee's Deed, and the settlement statement which reiterated the sellers, sale date, and sale price as well as disclosing commissions were paid to two entities. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,000. The subject's assessment reflects a market value of \$640,000 or \$162.60 per square foot of living 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 comparable sales, three of which are located in the subject's neighborhood code and the village of Prospect Heights, like the subject. The comparables have sites that range in size from 14,608 to 21,875 per square foot of land area. The comparables are improved with 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 3,117 to 4,019 square feet of living area. The homes range in age from 30 to 73 years old. Each comparable has a full or partial basement, central air conditioning, one fireplace, and a 2.5-car or a 3-car garage. The comparables sold from February 2020 to May 2022 for prices ranging from \$530,000 to \$1,197,375 or from \$166.82 to \$297.93 per square foot of living area, land included. The board of review's grid also reported a sale of the subject on November 19, 2020 for a price of \$620,000, but provided no evidence to support this sale. 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.

This record contains the sale of the subject and four suggested comparable sales submitted by the board of review for the Board's consideration. The Board gives less weight to the sale of the subject and board of review comparable sales #1 and #4 which occurred in February and October 2020, approximately fourteen to twenty months prior to the subject's January 1, 2022 assessment date under appeal and less likely to reflect the market conditions as of the subject's lien date. Further, board of review comparable #4 is a substantially older home than the subject and is located in a different village, Arlington Heights.

The Board finds the best evidence of market value to be board of review comparable sales #2 and #3 which are each located in the subject's assessment neighborhood code and sold proximate in time to the subject's assessment date under appeal. These comparables are similar to the subject in classification code, age, dwelling size, and other features. These two properties sold

for prices of \$650,500 and \$740,000 or \$177.59 and \$185.88 per square foot of living area, land included. The subject's assessment reflects a market value of \$640,000 or \$162.60 per square foot of living area, land included, which falls below the two best comparable sales in this record. Based on the market value evidence in this record and after considering adjustments to the two 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

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

AGENCY

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