



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

APPELLANTS: Panagiotis & Georgia Nikolopoulos
DOCKET NO.: 22-50014.001-R-1
PARCEL NO.: 10-28-311-044-0000

The parties of record before the Property Tax Appeal Board are Panagiotis & Georgia Nikolopoulos, the appellants, 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: \$6,696
IMPR.: \$25,291
TOTAL: \$31,987

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 multi-level dwelling of masonry exterior construction with 1,344 square feet of living area. The dwelling is approximately 64 years old. Features of the dwelling include a partial basement with finished area, central air conditioning, a fireplace and a two-car garage. The property has a 4,960 square foot site and is located in Skokie, Niles Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparables that have the same property classification code and assessment neighborhood code as the subject. The comparables are located from approximately 115 feet to .9 of a mile from the subject property. The comparables have sites that range in size from 4,092 to 6,990 square feet of land area. The comparables are improved

with multi-level dwellings of masonry or frame and masonry exterior construction ranging in size from 1,344 to 1,602 square feet of living area. The dwellings are from 53 to 68 years old. Each comparable has a partial basement with finished area, central air conditioning and one or two fireplaces. Comparable #4 has a one-car garage. The properties sold from May to November 2020 for prices ranging from \$290,000 to \$316,800 or from \$182.27 to \$235.71 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$28,513, reflecting a market value of \$285,130 or \$212.15 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,000. The subject's assessment reflects a market value of \$330,000 or \$245.54 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 properties that have the same property classification code and assessment neighborhood code as the subject. Sales data was provided for comparables #3 and #4. Since no sales data was provided for comparables #1 and #2 in order to address the appellants' overvaluation argument, these two comparables will not be further discussed in this analysis. Comparables #3 and #4 have sites that contain either 4,920 or 4,945 square feet of land area that are improved with multi-level dwellings of masonry or frame and masonry exterior construction. The dwellings are 65 or 72 years old and have 891 or 1,017 square feet of living area. Each comparable has a partial basement with finished area and central air conditioning. Comparable #3 has a two-car garage. The properties sold in February 2021 and March 2022 for prices of \$286,000 and \$330,000 or for \$320.99 and \$324.48 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains six comparable sales for the Board's consideration. The Board has given less weight to the appellants' comparable #3 which is 19% larger than the subject dwelling. The Board has given reduced weight to board of review comparables #3 and #4 which are 24% or 34% smaller than the subject dwelling.

The Board finds the best evidence of market value to be the appellants' comparables #1, #2 and #4, although the sales occurred in 2020, these three comparables are similar to the subject in location and overall, most similar to the subject in dwelling size, design and age. However, two

comparables lack a garage, a feature of the subject, suggesting upward adjustments for this difference would be required to make the comparables more equivalent to the subject. Nevertheless, the comparables sold from May to September 2020 for prices ranging from \$290,000 to \$316,800 or from \$215.13 to \$235.71 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$330,000 or \$245.54 per square foot of living area, including land, which is greater than the three best comparables in the record both in terms of overall market value and on a price per square foot basis. After considering adjustments to the best comparables for differences from the subject, the Board finds the subject's estimated market value as reflected by its assessment is excessive. Therefore, based on this record, the Board finds a 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: _____

October 21, 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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