



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

APPELLANT: Nicholas Samariniotis
DOCKET NO.: 22-50318.001-R-1 through 22-50318.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Nicholas Samariniotis, 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 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-50318.001-R-1	10-27-204-011-0000	4,981	19,892	\$24,873
22-50318.002-R-1	10-27-204-041-0000	1,660	4,973	\$6,633

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 two parcels improved with a multi-level dwelling of masonry exterior construction with 1,335 square feet of living area. The dwelling is approximately 62 years old. Features of the dwelling include a partial basement with finished area, central air conditioning and a two-car garage. The property has a 4,920 square foot site and is located in Skokie, Niles Township, Cook County.¹ The subject is classified as a class 2-34 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 four comparables that have the same property classification code and assessment neighborhood code as the subject. The comparables are located from

¹ The Board finds the best evidence of the subject's site size was provided by the appellant, since the board of review's evidence only contained a description for one of the subject's two parcels.

approximately .6 of a mile to 1 mile from the subject property. The comparables have sites that range in size from 4,306 to 5,535 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 1,287 to 1,456 square feet of living area. The dwellings are from 55 to 66 years old. The comparables each have a partial basement with finished area, central air conditioning, a fireplace and a two-car garage. The properties sold from February 2020 to February 2022 for prices ranging from \$285,000 to \$318,000 or from \$208.93 to \$225.56 per square foot of living area, land included. The appellant disclosed the subject was purchased in December 2019 for \$240,000 or \$179.78 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject's total assessment be reduced to \$29,355, reflecting a market value of \$293,550 or \$219.89 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." The appellant provided a copy of the Cook County Board of Review decision disclosing the subject's two parcels have a combined total assessment of \$35,283. The subject's assessment reflects a market value of \$352,830 or \$264.29 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. The comparables are located approximately ¼ of a mile from the subject property and have sites that range in size from 4,292 to 6,519 square feet of land area. The comparables are improved with multi-level dwellings of masonry exterior construction ranging in size from 1,387 to 1,499 square feet of living area. The dwellings are from 53 to 65 years old. The comparables each have a partial basement with finished area and a two-car garage. Three comparables have central air conditioning and three comparables each have a fireplace. The properties sold from May 2019 to July 2022 for prices ranging from \$321,750 to \$415,000 or from \$231.98 to \$276.85 per square foot of living area, land included. The board of review disclosed the subject was purchased in January 2020 for \$240,000 or \$179.78 per square foot of living area, including land.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 record contains eight comparable sales for the Board's consideration. Additionally, both parties also disclosed the subject was purchased for \$240,000 in either December 2019 or January 2020. The Board has given less weight to the sale of the subject property, as well as the appellant's comparable #4 and board of review comparables #1 and #4 due to the sale dates occurring in 2019 or 2020, less proximate to the January 1, 2022 assessment date than other sales in the record.

The Board finds the appellant's comparables #1, #2 and #3, along with board of review comparables #2 and #3 sold more proximate to the assessment date at issue and are similar to the subject in location, site size, dwelling size, design, age and some features. These five comparables sold from January 2021 to July 2022 for prices ranging from \$285,000 to \$415,000 or from \$218.41 to \$276.85 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$352,830 or \$264.29 per square foot of living area, including land, which falls at the upper end of the range established by the 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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