FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: George Nikoletseas
DOCKET NO.: 22-51045.001-R-1
PARCEL NO.: 10-17-427-049-0000

The parties of record before the Property Tax Appeal Board are George Nikoletseas, 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:	$11,537
IMPR.:	$26,933
TOTAL:	$38,470

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 one-story dwelling of masonry exterior construction with 1,464 square feet of living area. The dwelling is approximately 67 years old. Features of the home include a full basement with finished area, central air conditioning, two fireplaces, and a two-car garage. The property has an 8,875 square foot site and is located in Morton Grove, Niles Township, Cook County. The subject is classified as a class 2-03 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 suggested comparable sales located in the same neighborhood code as the subject and within .8 of a mile from the subject. The parcels range in size from 5,625 to 7,688 square feet of land area and are each improved with a class 2-03 one-story dwelling of masonry or frame and masonry exterior construction. The dwellings range in age from 66 to 70 years old and range in size from 1,421 to 1,578 square feet of living area. Three dwellings have full or partial basements, one of which has finished area, and comparable #1 has a concrete slab foundation. Features include central air conditioning, and a fireplace. The comparables have either a 2-car or a 2.5-car garage. The comparables sold from February to November 2021 for prices ranging from $250,000 to $393,500 or from $170.30 to $249.37 per square foot of living area, including land.

Based on this evidence, the appellant requested a reduced total assessment of $32,402 which would reflect a market value of $324,020 or $221.33 per square foot of living area, including land, when applying the level of assessment for class 2-03 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the final decision disclosing the total assessment for the subject of $38,470. The subject's assessment reflects a market value of $384,700 or $262.77 per square foot of living area, including land, when applying the level of assessment for class 2-03 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 located in the same neighborhood code as the subject and either the subarea or ¼ of mile from the subject. The parcels range in size from 5,625 to 8,500 square feet of land area and are each improved with a class 2-03 1-story or 1.5-story dwelling of masonry exterior construction. The dwellings range in age from 67 to 73 years old and range in size from 1,194 to 1,569 square feet of living area. Each dwelling has a full or partial basement, two of which have finished area. Features include central air conditioning, and a 1.5-car, 2-car or 2.5-car garage. Comparable #1 has a fireplace. The comparables sold from August 2020 to March 2022 for prices ranging from $400,000 to $480,000 or from $283.69 to $349.66 per square foot of living area, including land. Based on the foregoing 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #1 due to its concrete slab foundation which differs from the subject's full basement with finished area. Likewise, the Board has given reduced weight to board of review comparables #1 and #4, due to differences in dwelling size of more than 18% and differing story height, respectively, when compared to the subject dwelling, in addition that board of review comparable #4 sold in 2020, a date least proximate in time to the lien date at issue herein of January 1, 2022 and thus less likely to be indicative of market value as of the valuation date.

The Board finds the best evidence of market value to be appellant's comparable sales #2, #3 and #4 along with board of review comparable sales #2 and #3, which are similar to the subject in classification, story height, foundation type and some features. Adjustments to these comparables are necessary for variations in lot size, age, dwelling size, lack of finished basement, inferior fireplace amenity/count and/or differences in garage amenity/capacity. These comparables sold from July 2021 to March 2022 for prices ranging from $250,000 to $480,000 or from $170.30 to $310.67 per square foot of living area, including land. The subject's assessment reflects a market value of $384,700 or $262.77 per square foot of living area, including land, which is falls within the range established by the best comparable sales in this record both in terms of overall market value and on a per-square-foot of living area, including land.

Based on this evidence and after considering necessary adjustments to the comparables for differences when compared to the subject, the Board finds the appellant did not establish overvaluation by a preponderance of the evidence and a reduction in the subject's assessment 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: ______________________ ______________________________

C E R T I F I C A T I O N

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.

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PARTIES OF RECORD

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