



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

APPELLANT: George & Sophia Arvanitis  
DOCKET NO.: 22-55381.001-R-1  
PARCEL NO.: 04-20-203-053-0000

The parties of record before the Property Tax Appeal Board are George & Sophia Arvanitis, 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 **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:** \$14,229  
**IMPR.:** \$40,000  
**TOTAL:** \$54,229

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 2-story dwelling of frame and masonry exterior construction with 2,851 square feet of living area. The dwelling is approximately 48 years old. Features of the home include an unfinished basement, central air conditioning, one fireplace and a 2-car garage. The property has an approximately 10,164 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 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 comparable sales located in the same assessment neighborhood code and from 0.10 to 0.80 of a mile from the subject property. The comparables have sites that range in size from 10,115 to 11,256 square feet of land area and are improved with 2-story class 2-78 dwellings of masonry or frame and masonry exterior construction ranging

in size from 2,819 to 3,854 square feet of living area and are 17 or 50 years old. Each comparable has an unfinished basement, central air conditioning, two fireplaces and a 2-car or a 3-car garage. The properties sold from January 2020 to May 2022 for prices ranging from \$410,000 to \$505,000 or from \$114.82 to \$179.14 per square foot of living area, land included. Based on this evidence, the appellants requested the subject's total assessment be reduced to \$43,429 which reflects a market value of \$434,290 or \$152.33 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 10.00%.

The board of review submitted its "Board of Review Notes on Appeal." The appellants submitted a copy of the Cook County Board of Review final decision disclosing the total assessment for the subject of \$54,229. The subject's assessment reflects a market value of \$542,290 or \$190.21 per square foot of living area, land included, when applying the level of assessment for class 2 property of 10.00% 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 same assessment neighborhood code as the subject property, and two properties are either ¼ of a mile or on the same block as the subject. The comparables have sites that range in size from 6,305 to 10,703 square feet of land area and are improved with 2-story class 2-78 dwellings of frame and masonry exterior construction ranging in size from 2,827 to 2,879 square feet of living area that are 25 or 50 years old. Each comparable has a basement, with two having finished area. Each dwelling has central air conditioning, one fireplace and a 2-car garage. The comparables sold from April to September 2022 for prices ranging from \$689,000 to \$883,500 or from \$240.25 to \$311.97 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 proven 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight comparables for the Board's consideration. The Board gives less weight to appellants comparables #1, #2 and #3 along with board of review comparable #2 which are less similar to the subject in age, site size, dwelling size and/or sold in 2020, less proximate to the January 1, 2022 assessment date than other properties in this record.

The Board finds the best evidence of market value to be appellants comparable #4 and board of review comparables #1, #3 and #4 which sold proximate to the assessment date at issue and are more similar to the subject in location, age, design, dwelling size and most features. However, two of these best comparables have a finished basement in contrast with the subject's unfinished basement, suggesting a downward adjustment is needed to account for this difference when

compared to the subject. These best comparables sold from May 2021 to September 2022 for prices ranging from \$504,000 to \$883,500 or from \$175.18 to \$311.97 per square foot of living area, land included. The subject's market value of \$542,290 or \$190.21 per square foot of living area, land included falls within the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not 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:

April 21, 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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