



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

APPELLANT: Pete Karatasios  
DOCKET NO.: 22-55803.001-R-1  
PARCEL NO.: 04-33-412-039-0000

The parties of record before the Property Tax Appeal Board are Pete Karatasios, 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:** \$12,205  
**IMPR.:** \$46,794  
**TOTAL:** \$58,999

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 and masonry exterior construction with 3,392 square feet of living area. The dwelling is approximately 52 years old. Features of the home include a partial unfinished basement, central air conditioning, a fireplace and a 2-car garage. The property has a 10,171 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 appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales with the same neighborhood code as the subject property. The comparables have sites ranging in size from 9,863 to 13,630 square feet of land area that are improved with class 2-78, 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,395 to 3,613 square feet of living area. The

dwellings are 33 to 59 years old and have partial or full basements, with one being finished. The comparables each have central air conditioning, three comparables each have one fireplace and each comparable has a 1.5-car or a 2-car garage. The comparables sold from February 2020 to February 2022 for prices ranging from \$389,000 to \$580,000 or from \$151.31 to \$163.84 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal". The appellant provided a copy of the board of review final decision disclosing the total assessment for the subject of \$58,999. The subject's assessment reflects a market value of \$589,990 or \$173.94 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 sales with the same neighborhood code as the subject property. The comparables have sites ranging in size from 10,003 to 13,000 square feet of land area that are improved with class 2-78, 2-story dwellings of frame and masonry exterior construction ranging in size from 2,834 to 3,500 square feet of living area. The dwellings are 34 to 57 years old and have partial or full basements, one of which is finished. The comparables each have central air conditioning, three comparables each have one fireplace and each comparable has a 2-car garage. The comparables sold from August 2020 to October 2021 for prices ranging from \$625,000 to \$786,000 or \$181.69 to \$239.94 per square foot of living area, including land. Based on this evidence the board of review requests 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 record contains eight comparable sales for the Board's consideration. The Board gives less weight to appellant's comparables #2, #3 and #4 as well as board of review comparables #1, #2 and #3 which sold less proximate in time to the January 1, 2022 assessment date than the other comparables in the record and/or were less similar to the subject in dwelling size, age and/or have finished basement area, unlike the subject.

The Board finds the best evidence of market value to be appellant's comparable #1 and board of review comparable #4 which sold more proximate in time to the assessment date at issue and are overall are more similar to the subject in age, dwelling size and features. These comparables sold in December 2020 and February 2022 for prices of \$565,000 and \$652,500 or \$156.38 and \$217.94 per square foot of living area, including land. The subject's assessment reflects a market value of \$589,990 or \$173.94 per square foot of living area, including land which is bracketed by the best comparable sales in this record. Based on this evidence and after

considering adjustments to the best comparables for differences from the subject, the Board finds 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: \_\_\_\_\_

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:

March 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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