



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

APPELLANT: Konstantinos Adamopoulos  
DOCKET NO.: 22-56680.001-R-1  
PARCEL NO.: 04-33-214-012-0000

The parties of record before the Property Tax Appeal Board are Konstantinos Adamopoulos, 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:** \$9,830  
**IMPR.:** \$63,034  
**TOTAL:** \$72,864

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 3,604 square feet of living area. The dwelling was built in 1992 and is approximately 30 years old. Features of the home include a basement with finished area,<sup>1</sup> central air conditioning, a fireplace, and a 2-car garage. The property has an 8,937 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 an appraisal estimating the subject property had a market value of \$680,000

---

<sup>1</sup> The parties differ regarding basement finish. The Board finds the best evidence of basement finish is found in the appellant's appraisal which includes photographs of the basement finished area.

as of January 1, 2022. The appraisal was prepared by Petr Pekar, a certified residential real estate appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraiser selected five comparable sales located from 0.18 to 0.90 of a mile from the subject in Glenview. The parcels range in size from 9,863 to 17,082 square feet of land area and are improved with traditional-style homes of brick and cedar/frame exterior construction. The homes range in size from 2,758 to 4,402 square feet of living area and range in age from 33 to 69 years old. Each home has a basement, four of which have finished area, central air conditioning, one or two fireplaces, and a 2-car garage. The comparables sold from February 2020 to November 2021 for prices ranging from \$580,000 to \$745,000 or from \$163.84 to \$228.43 per square foot of living area, including land. The appraiser noted the subject's market has been stable, referencing sales within the last year. The appraiser adjusted comparable #3 for sale or financing concessions and then adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$609,000 to \$716,000. The appraiser concluded a value for the subject of \$680,000 as of January 1, 2022.

Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$72,864. The subject's assessment reflects a market value of \$728,640 or \$202.18 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 located within the same assessment neighborhood code as the subject, two of which are 0.25 of a mile from the subject. The parcels range in size from 10,112 to 12,000 square feet of land area and are improved with 2-story, class 2-78 homes of masonry exterior construction ranging in size from 3,288 to 3,608 square feet of living area. The dwellings range in age from 16 to 22 years old. Each home has a basement, two of which have finished area, central air conditioning, and a 2-car or a 3-car garage. Three homes have a fireplace. The comparables sold from December 2020 to November 2022 for prices ranging from \$855,000 to \$1,095,000 or from \$260.04 to \$303.49 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant presented an appraisal and the board of review presented four comparable sales in support of their respective positions before the Board. The Board gives less weight to the

appraised value conclusion as the appraiser selected three sales that occurred in 2020, less proximate in time to the assessment date, and two sales that differ substantially from the subject in dwelling size, requiring large adjustments. Although the appraiser stated the subject's market is stable, the appraiser relied on sales data only for the last year, whereas the three 2020 sales occurred more than one year from the January 1, 2022 assessment date. For these reasons, the Board finds the appraisal states a less credible and/or reliable opinion of value and the Board will instead consider the raw sales presented in the appraisal and by the board of review.

The record contains a total of nine comparable sales for the Board's consideration. The Board gives less weight to the appraisal sales #1, #4, and #5 and the board of review's comparable #3, which sold less proximate in time to the assessment date than the other sales in this record. The Board gives less weight to appraisal sales #2 and #3, due to substantial differences from the subject in dwelling size, site size, and/or age.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2, and #4, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, age, location, and most, although these comparables have slightly larger sites than the subject and are from 9 to 15 years newer than the subject, two comparables lack basement finished area that is a feature of the subject, and one comparable has a larger garage than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices ranging from \$900,000 to \$1,095,000 or from \$267.60 to \$303.49 per square foot of living area, including land. The subject's assessment reflects a market value of \$728,640 or \$202.18 per square foot of living area, including land, which is below the range established by the best comparable sales in the record. Based on this evidence and after considering appropriate 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: \_\_\_\_\_

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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Konstantinos Adamopoulos, by attorney:  
George N. Reveliotis  
Reveliotis Law, P.C.  
1030 Higgins Road  
Suite 101  
Park Ridge, IL 60068

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602