



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

APPELLANT: Karen Koulogeorge
DOCKET NO.: 22-56791.001-R-1
PARCEL NO.: 04-11-302-014-0000

The parties of record before the Property Tax Appeal Board are Karen Koulogeorge, the appellant, by George J. Relias, attorney-at-law of Relias Law Group, Ltd. in Chicago, 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: \$63,772
IMPR.: \$112,228
TOTAL: \$176,000

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 is improved with a two-story dwelling of masonry exterior construction that contains 7,653 square feet of living area. The dwelling is approximately 22 years old. Features of the home include a full unfinished basement, central air conditioning, three fireplaces, five full bathrooms, two half bathrooms, and a 4-car garage.¹ The property has a 79,715 square foot site located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The appellant submitted a copy of the subject's property characteristic sheet from the Cook County Assessor's office describing the home in part as having a full unfinished basement, which supports the appellant's description of the subject dwelling. The board of review submitted no documentation to support its description of the subject as having a partial basement with a formal recreation room.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales consisting of class 2-09 properties improved with two-story dwellings of frame and masonry exterior construction that range in size from 5,176 to 10,168 square feet of living area. The dwellings range in age from 31 to 71 years old. Each property has a full basement finished with either a recreation room or an apartment, central air conditioning, two or six fireplaces, and a 2.5-car, 3.5-car or 4-car garage. The comparables have four or six full bathrooms and two comparables have an additional one or two half bathrooms. The comparables have sites ranging in size from 51,401 to 68,520 square feet of land area. These properties have the same assessment neighborhood code as the subject and are located from .2 to .5 of a mile from the subject. The sales occurred from January 2020 to March 2021 for prices ranging from \$1,020,520 to \$1,440,000 or from \$141.62 to \$216.30 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$141,601.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$176,000. The subject's assessment reflects a market value of \$1,760,000 or \$229.98 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 composed of class 2-09 properties improved with two-story dwellings of frame, masonry or frame and masonry exterior construction that range in size from 5,243 to 10,729 square feet of living area. The dwellings range in age from 17 to 66 years old. Each comparable has a partial or full basement with two having finished area, central air conditioning, two or three fireplaces, and a 2-car, 3-car or 4-car garage. The comparables have 3, 4, 5 or 6 full bathrooms and 1, 2 or 3 half bathrooms. These properties have sites ranging in size from 48,264 to 82,764 square feet of land area. The comparables have the same assessment neighborhood code as the subject property with two being located within the same block as the subject. The sales occurred from June 2019 to February 2022 for prices ranging from \$1,600,000 to \$2,580,000 or from \$240.47 to \$353.04 per square foot of living area, including land.

In rebuttal the appellant's counsel critiqued the board of review comparable sales and argued these properties are not comparable to the subject.

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 seven comparable sales with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #1 and #3 as well as board of review comparables #2 and #3 as their

dates of sale are not as proximate in time to the assessment date at issue as the remaining sales in this record. The Board finds the best evidence of market value to be appellant's comparable sale #2 and board of review comparables #1 and #4 that range in size from 5,176 to 10,723 square feet of living area and in age from 18 to 31 years old. These comparables have varying degrees of similarity to the subject in dwelling size, features, and have smaller sites than the subject containing from 50,096 to 61,855 square feet of land area. The sales occurred from February 2021 to February 2022 for prices ranging from \$1,020,520 to \$2,580,000 or from \$197.16 to \$277.71 per square foot of living area, including land. The comparable most similar to the subject in dwelling size is board of review comparable #4 with 8,318 square feet of living area. Board of review comparable #4 sold in February 2022 for a price of \$2,310,000 or \$277.71 per square foot of living area, including land. The subject's assessment reflects a market value of \$1,760,000 or \$229.98 per square foot of living area, including land, which is within the range established by the best comparable sales in this record and is well supported by the comparable that is most similar to the subject in dwelling size. Based on this evidence the Board finds the subject's assessment is reflective of the property's fair cash value and a reduction in the 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: _____

September 16, 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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