



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

APPELLANT: Nick & Donna Drakopoulos  
DOCKET NO.: 22-57076.001-R-1  
PARCEL NO.: 04-05-314-009-0000

The parties of record before the Property Tax Appeal Board are Nick & Donna Drakopoulos, 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:** \$31,258  
**IMPR.:** \$39,741  
**TOTAL:** \$70,999

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 1-story dwelling of masonry exterior construction with 3,204 square feet of living area. The dwelling is approximately 37 years old. Features of the home include a basement, central air conditioning, two fireplaces, and a 2-car garage. The property has a 20,839 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-04 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 located within the same assessment neighborhood code as the subject and within 0.62 of a mile from the subject. The parcels range in size from 12,056 to 12,600 square feet of land area and are improved with 1-story, class 2-04 homes of masonry exterior construction ranging in size from 2,618 to 3,588 square feet of living

area. The dwellings range in age from 39 to 54 years old. Each home has a basement, central air conditioning, two fireplaces, and a 2-car garage. The comparables sold from July 2020 to July 2021 for prices ranging from \$535,000 to \$750,000 or from \$195.49 to \$209.03 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" disclosing the total assessment for the subject of \$70,999. The subject's assessment reflects a market value of \$709,990 or \$221.59 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 three comparable sales located within the same assessment neighborhood code as the subject. Comparable #3 is the same property as the appellant's comparable #1.<sup>1</sup> The parcels range in size from 12,325 to 16,500 square feet of land area and are improved with 1-story, class 2-04 homes of masonry exterior construction ranging in size from 2,828 to 3,588 square feet of living area. The dwellings are 39 or 52 years old. Each home has a basement, central air conditioning, a fireplace, and a 2-car garage. The comparables sold from November 2020 to December 2021 for prices ranging from \$750,000 to \$885,000 or from \$209.03 to \$293.24 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 record contains a total of six comparable sales, with one common sale, for the Board's consideration. The Board gives less weight to the appellant's comparable #4 and the board of review's comparable #2, which sold less proximate in time to the assessment date than the other sales in this record. The Board gives less weight to the appellant's comparable #2, which is a substantially smaller home than the subject.

The Board finds the best evidence of market value to be the appellant's comparable #1/board of review's comparable #3, the appellant's comparable #3, and the board of review's comparable #1, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, location, and features, although these comparables each have a smaller site than the subject and one comparable is a much older home than the subject, suggesting upward adjustments to these comparables would be needed to make the more equivalent to the subject.

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<sup>1</sup> The Board notes both parties reported the same sale price but reported slightly different sale dates, July and August 2021, for this sale.

These comparables sold for prices ranging from \$685,000 to \$885,000 or from \$202.72 to \$293.24 per square foot of living area, including land. The subject's assessment reflects a market value of \$709,990 or \$221.59 per square foot of living area, including land, which is within the range established by the best comparable sales in this 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

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