



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

APPELLANT: Gus Tsiolis
DOCKET NO.: 22-57231.001-R-1
PARCEL NO.: 04-23-401-074-0000

The parties of record before the Property Tax Appeal Board are Gus Tsiolis, 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: \$40,345
IMPR.: \$54,655
TOTAL: \$95,000

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 consists of a 1-story dwelling of masonry exterior construction with 3,591 square feet of living area. The dwelling is approximately 39 years old. Features of the home include a basement, central air conditioning, a fireplace, and a 2-car garage. The property has a 40,345 square foot site and is located in Northfield, 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 three comparable sales located within 0.3 of a mile from the subject, one of which is on the same street as the subject. The parcels range in size from 40,820 to 58,545 square feet of land area and are improved with 1-story, class 2-04 homes of masonry or frame and masonry exterior construction ranging in size from 3,884 to 4,849 square feet of living

area. The dwellings are 43 or 67 years old. Each home has a basement, one of which has finished area, central air conditioning, and a fireplace. Two comparables each have a 2-car or a 3-car garage. The comparables sold from August 2021 to June 2022 for prices ranging from \$800,000 to \$1,215,000 or from \$205.97 to \$250.57 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 \$95,000. The subject's assessment reflects a market value of \$950,000 or \$264.55 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 on the same block or 0.25 of a mile from the subject, two of which are on the same street as the subject. The comparables have 39,988 or 49,920 square foot sites that are improved with 1-story or 2-story, class 2-04 or 2-08 homes of frame or masonry exterior construction ranging in size from 3,050 to 4,698 square feet of living area. The dwellings are 55 or 81 years old. Each home has a basement, two of which have finished area, one or two fireplaces, and a 2-car garage. Two homes have central air conditioning. Comparable #2 is reported to have other improvements that were not further described. The comparables sold from August 2020 to September 2022 for prices ranging from \$829,000 to \$1,400,000 or from \$269.26 to \$401.03 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 for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 and the board of review's comparable #2, due to substantial differences from the subject in design and/or dwelling size. The Board gives less weight to the board of review's comparable #1, which sold less proximate in time to the assessment date than the other sales in this record.

The Board finds the best evidence of market value to be the appellant's comparable #3 and the board of review's comparable #3, which sold proximate in time to the assessment date and are similar to the subject in design, dwelling size, location, site size, and most features, although one comparable is a substantially older home than the subject and one comparable has finished basement area unlike the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices of \$800,000 and \$1,400,000 or \$205.97 and \$401.03 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$950,000 or \$264.55 per square foot of living

area, including land, which is bracketed by the two best comparable sales in this record. Based on this evidence 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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