



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

APPELLANT: Dimitrios Tsekouras
DOCKET NO.: 22-57436.001-R-1
PARCEL NO.: 04-30-405-015-0000

The parties of record before the Property Tax Appeal Board are Dimitrios Tsekouras, 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: \$11,022
IMPR.: \$16,978
TOTAL: \$28,000

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 frame and masonry exterior construction with 1,193 square feet of living area. The dwelling is approximately 68 years old. Features of the home include a basement, central air conditioning, and a 1-car garage. The property has a 10,020 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted evidence disclosing the subject property was purchased on January 15, 2021 for a price of \$237,600. The appellant completed Section IV of the appeal petition disclosing the parties to the sale were related, the property was not advertised for sale, and the sale was not by

contract for deed or due to foreclosure. In support of the sale, the appellant submitted copies of a settlement statement dated January 15, 2021 and a Warranty Deed dated January 8, 2021.

Based on this evidence, the appellant requested a reduction in the subject's assessment to \$23,800.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,000. The subject's assessment reflects a market value of \$280,000 or \$234.70 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located 0.25 of a mile from the subject. The parcels range in size from 10,020 to 10,438 square feet of land area and are improved with 1-story, class 2-03 homes of frame and masonry exterior construction with 1,206 or 1,506 square feet of living area. The dwellings are 67 or 68 years old. Two homes have a basement, one home has a crawl space foundation, and one home has a slab foundation. One home has central air conditioning. Each comparable has a 1-car or a 1.5-car garage. The comparables sold from April 2021 to September 2022 for prices ranging from \$290,000 to \$310,000 or from \$204.18 to \$257.05 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 evidence of a January 2021 sale of the subject and the board of review submitted four comparable sales in support of their respective positions before the Board. The Board gave little weight to the subject's sale due to the fact the sale did not have the elements of an arm's length transaction as it was sold between related parties and was not advertised or exposed on the open market.

The Board finds the best evidence of market value in the record to be the board of review's comparables, which sold proximate in time to the assessment date and are similar to the subject in age, location, site size, and some features, although one comparable is a much larger home than the subject, two comparables lack a basement that is a feature of the subject, and three comparables lack central air conditioning that is a feature of the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. The comparables sold for prices ranging from \$290,000 to \$310,000 or from \$204.18 to \$257.05 per square foot of living area, including land. The subject's assessment reflects a market value of

\$280,000 or \$234.70 per square foot of living area, including land, which is below the range established by the best comparable sales in terms of total market value and within the range on a per square foot basis. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is reflective of market value and 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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