



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

APPELLANT: Panagiotis Properties, LLC  
DOCKET NO.: 23-05435.001-R-1  
PARCEL NO.: 01-28-401-020

The parties of record before the Property Tax Appeal Board are Panagiotis Properties, LLC, the appellant, by attorney Spiro G. Zarkos, of Verros Berkshire, PC in Oakbrook Terrace; and the DuPage 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 **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$31,220  
**IMPR.:** \$61,490  
**TOTAL:** \$92,710

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2023 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 split-level dwelling of aluminum exterior construction with 1,175 square feet of above grade living area. The dwelling was constructed in 1995 and is approximately 28 years old. Features of the home include 603 square foot finished lower level, a 472 square foot partially finished sub-basement, central air conditioning and a 400 square foot 2-car garage. The property has an approximately 7,888 square foot site and is located in West Chicago, Wayne Township, DuPage County.

The appellant contends assessment inequity, with respect to the improvement assessment, as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located in the same assessment neighborhood code as the subject. The comparables are improved with split-level dwellings of aluminum or vinyl exterior construction each having 1,175 square feet of above grade living area and are 29 years old. Each comparable

has 603 square foot finished lower level and a 2-car garage. Two comparables have central air conditioning. The comparables have improvement assessments ranging from \$56,060 to \$58,590 or from \$47.71 to \$49.86 per square foot of above grade living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$56,485 or \$48.07 per square foot of above grade living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$92,710. The subject has an improvement assessment of \$61,490 or \$52.33 per square foot of above grade living area.

The board of review critiqued the appellant's comparables arguing none have a sub-basement like the subject.

In support of its contention of the correct assessment, the board of review submitted information in two grid analyses on five equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with split-level dwellings of aluminum exterior construction with 1,175 or 1,342 square feet of above grade living area. The homes are 29 or 30 years old. Each comparable has 603 or 653 square foot finished lower level and a 472 or 643 square foot partially finished sub-basement. Each dwelling has central air conditioning and a 399 or 400 square foot garage. One home has a fireplace. The comparables have improvement assessments that range from \$61,470 to \$70,600 or from \$52.31 to \$53.97 per square foot of above grade living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments, for the assessment year in question, of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables which lack a sub-basement feature like the subject. The Board gives less weight to board of review comparables #4 and #5 which are less similar to the subject in dwelling size than other properties in the record.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3 which are identical or nearly identical to the subject in location, age, design, dwelling size and other features. These comparables have improvement assessments ranging from \$61,470 to \$63,410 or from \$52.31 to \$53.97 per square foot of above grade living area. The subject's improvement assessment of \$61,490 or \$52.33 per square foot of above grade living area falls within the range established by the best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds

the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed 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: March 17, 2026



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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