



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

APPELLANT: 2602 Euclid LLC  
DOCKET NO.: 23-26864.001-R-1  
PARCEL NO.: 16-30-400-006-0000

The parties of record before the Property Tax Appeal Board are 2602 Euclid LLC, the appellant, by George N. Reveliotis, attorney-at-law 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:** \$4,044  
**IMPR.:** \$30,811  
**TOTAL:** \$34,855

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 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 one-story multi-family building of masonry exterior construction containing 3,006 square feet of building area. The building is approximately 67 years old. Features of the property include a full basement with an apartment, central air conditioning, one fireplace, four bathrooms, and a 2-car garage.<sup>1</sup> The property has a 3,302 square foot site located in Berwyn, Berwyn Township, Cook County. The subject is a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables consisting of class 2-11 properties improved with 1.5-story or 2-story multi-family

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<sup>1</sup> The appellant submitted a copy of the Cook County Assessor's Office property characteristic sheet for the subject property, which supported the appellant's description of the improvements.

buildings of frame, masonry or frame and masonry exterior construction that range in size from 2,517 to 3,425 square feet of building area. The buildings are from 95 to 115 years old. Four comparables have full basements and one comparable has a crawl space foundation. Three comparables have central air conditioning. Each property has two or three bathrooms and one fireplace. Four of the comparables have 2-car garages. These properties have the same neighborhood code as the subject and are located from .03 to .28 of a mile from the subject property. The comparables have improvement assessments ranging from \$23,292 to \$30,406 or from \$8.39 to \$9.25 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$26,633.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,855. The subject property has an improvement assessment of \$30,811 or \$10.25 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables consisting of class 2-11 properties improved with 1-story, 1.5-story or 2-story multi-family buildings of masonry exterior construction that range in size from 2,390 to 2,788 square feet of building area. The buildings are 64 to 100 years old. Each comparable has a full basement finished with an apartment or a formal recreation room, 2, 3, 3½ or 4 bathrooms and a 2-car garage. Two comparables have central air conditioning and one comparable has one fireplace. These properties have the same neighborhood code as the subject and are located ¼ of a mile from the subject or in the "subarea." These properties have improvement assessments ranging from \$26,959 to \$31,177 or from \$10.86 to \$11.28 per square foot of building area. The board of review contends the building assessed value per square foot for the comparable properties is greater than the subject which supports the assessed value as equitable.

### **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 information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The comparables have varying degrees of similarity to the subject in age, size, style and features that would require adjustments to make them more equivalent to the subject property. The appellant's comparables are from 28 to 48 years older than the subject building; have one or two bathrooms than the subject; two comparables have no central air conditioning which is a feature of the subject; and one comparable has a crawl space foundation and no garage, unlike the subject property. Each of the appellant's comparables would require an upward adjustment due to their inferior features relative to the subject property. Additionally, the comparables differ from the subject in style which detracts from the weight given the comparables. Nevertheless, the appellant's comparables have improvement assessments ranging from \$23,292 to \$30,406 or

from \$8.39 to \$9.25 per square foot of building area. The subject's improvement assessment of \$30,811 or \$10.25 per square foot of building area is above this range but appropriate given its superior age and features relative to the appellant's comparables.

Board of review comparables #3 and #4 are inferior to the subject in age, number of bathrooms, the lack of a fireplace, and/or no central air conditioning which would require upward adjustments for these differences. These properties also differ from the subject in style which detracts from the weight given the comparables. Nevertheless, these two properties have improvement assessments of \$28,523 and \$31,177 or \$10.86 and \$11.18 per square foot of building area. The subject's improvement assessment of \$30,811 or \$10.25 per square foot of building area is bracketed by the total improvement assessments of these properties but below each comparable on a per square foot basis despite the subject's superior attributes demonstrating the subject is not being inequitably assessed.

Board of review comparables #1 and #2 are most similar to the subject in style and age but are smaller than the subject building indicating upward adjustments for size would be proper. Board of review comparable #1 has one less bathroom than the subject necessitating an upward adjustment. Board of review comparable #2 has no central air conditioning and no fireplace, features of the subject property, indicating upward adjustments to the comparable for these differences would be proper. These two comparables have improvement assessments of \$26,959 and \$30,936 or \$11.28 per square foot of building area. The subject's improvement assessment of \$30,811 or \$10.25 per square foot of building area is bracketed by the total improvement assessments of these properties but below each comparable on a per square foot basis despite the subject's superior attributes also demonstrating the subject is not being inequitably assessed.

Based on this record 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:

May 19, 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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