



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

APPELLANT: Dimas Dias
DOCKET NO.: 23-27154.001-R-1
PARCEL NO.: 16-19-203-023-0000

The parties of record before the Property Tax Appeal Board are Dimas Dias, 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: \$3,543
IMPR.: \$24,456
TOTAL: \$27,999

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 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 1.5-story apartment building of masonry exterior construction with 1,944 square feet of gross building area. The building is 107 years old and features a full basement, central air conditioning, a fireplace, and a 2-car garage. The property has a 3,150 square foot site and is located in Berwyn, Berwyn Township, Cook County. The subject is classified as a class 2-11 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 equity comparables located within the subject's assessment neighborhood and within .22 of a mile of the subject. The comparables consist of 1-story, 1.5-story, or 2-story class 2-11 buildings of frame, masonry, or frame and masonry exterior construction ranging in size from 1,932 to 3,413 square feet of gross building area. The

buildings range in age from 99 to 115 years old. Two buildings each have full basements and two comparables each have either a crawl-space foundation or a concrete slab foundation. Each building has a fireplace, two comparables have central air conditioning, and three comparables each have a 1.5-car or 2-car garage. The parcels range in size from 3,150 to 4,725 square feet of land area. The comparables sold from April 2021 to December 2023 for prices ranging from \$250,000 to \$350,000 or from \$102.55 to \$136.80 per square foot of gross building area, including land. Based on this evidence, the appellant requested a reduced assessment of \$24,030, for an estimated market value of \$240,300 or \$123.61 per square foot of gross building area, including land, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,999. The subject's assessment reflects a market value of \$279,990 or \$144.03 per square foot of gross building area, land included, when applying the 10% level of assessment for class 2 property 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 within the subject's assessment neighborhood and within .25 of a mile of the subject. The comparables consist of 1-story, 1.5-story, or 2-story class 2-11 buildings of frame or masonry exterior construction ranging in size from 1,766 to 2,116 square feet of gross building area. The buildings range from 103 to 125 years old. Each building has a 2-car garage, three comparables each have a full basement with two having finished area, and one comparable has a concrete slab foundation. The parcels range in size from 3,780 to 6,300 square feet of land area. The comparables sold from January 2022 to May 2023 for prices ranging from \$280,000 to \$380,000 or from \$151.18 to \$180.95 per square foot of gross building 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 parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the comparables submitted by the appellant, as well as the board of review's comparable #4, which differ from the subject in foundation or sold less proximate to the January 1, 2023 assessment date at issue than the other comparables in the record.

The Board finds the best evidence of market value to be the board of review's comparable sales #1, #2, and #3, which sold proximate to the assessment date at issue and are similar to the subject in age, building size, and most features. These most similar comparables sold from January 2022

to May 2023 for prices ranging from \$319,900 to \$380,000 or from \$151.18 to \$180.95 per square foot of gross building area, including land. The subject's assessment reflects a market value of \$279,990 or \$144.03 per square foot of gross building area, including land, which falls below the range established by the best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to 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:

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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