



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

APPELLANT: Alexandros Malamis
DOCKET NO.: 23-27592.001-R-1
PARCEL NO.: 27-14-110-006-0000

The parties of record before the Property Tax Appeal Board are Alexandros Malamis, 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: \$10,859
IMPR.: \$29,140
TOTAL: \$39,999

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 2-story dwelling of frame and masonry exterior construction with 2,450 square feet of living area. The dwelling is 44 years old. The home features a partial basement with finished area, central air conditioning and a 2-car garage. The property has a 17,375 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-78 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 comparable sales located within the subject's assessment neighborhood and within 0.25 of a mile from the subject. The parcels have from 9,371 to 20,810 square feet of land area that are improved with class 2-78, 2-story dwellings of frame and masonry exterior construction ranging in size from 2,443 to 3,436 square feet of living

area. The dwellings are 36 to 52 years old. The comparables have partial basements with “N/A” disclosed for the finished area. Three comparables each have central air conditioning, and each comparable has a 2-car garage. The comparables sold from July 2021 to July 2023 for prices ranging from \$296,000 to \$435,000 or from \$112.63 to \$146.91 per square foot of living area, including land.

Based on this evidence, the appellant requested the subject’s total assessment be reduced to \$31,674 which reflects a market value of \$316,740 or \$129.28 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%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,999. The subject's assessment reflects a market value of \$399,990 or \$163.26 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 four comparable sales located within the subject’s assessment neighborhood and within the subject’s subarea or approximately ¼ of a mile from the subject. The comparables have from 10,000 to 11,160 square feet of land area that are improved with class 2-78, 2-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,503 to 2,886 square feet of living area. The dwellings are 45 or 49 years old. Each comparable has a partial or full basement with one having finished area and a 2-car garage. Three comparables each have central air conditioning. The comparables sold from June 2021 to August 2023 for prices ranging from \$410,000 to \$476,000 or from \$142.07 to \$187.77 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 parties submitted eight comparable sales for the Board’s consideration. The Board gives less weight to the appellant’s sales #3 and the board of review’s sales #1 and #2 due to differences from the subject in their larger dwelling sizes and sale dates in June or July 2021 that occurred less proximate in time 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 appellant’s sales #1, #2 and #4 along with the board of review’s sales #3 and #4 which sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, design, age, dwelling size and

some features. These five comparables sold from December 2021 to August 2023 for prices ranging from \$296,000 to \$476,000 or from \$112.63 to \$187.77 per square foot of living area, including land. The subject's estimated market value based on its assessment of \$399,990 or \$163.26 per square foot of living area, land included, falls within the range established by the best comparable sales in the record. Based on this record and after considering adjustments to the best sales 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: _____

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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