



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

APPELLANT: SVTG LLC
DOCKET NO.: 23-33330.001-R-1
PARCEL NO.: 30-06-208-039-0000

The parties of record before the Property Tax Appeal Board are SVTG LLC, 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: \$1,406
IMPR.: \$8,775
TOTAL: \$10,181

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 is improved with a 1.5-story dwelling of frame exterior construction with 1,125 square feet of living area. The dwelling is approximately 99 years old. Features include a full basement, 2 bathrooms, and a 2-car garage. The subject is situated on a 3,125 square foot site and is located in Burnham, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of is argument, the appellant submitted information on four comparable sales located in the subject's assessment neighborhood. The comparables have sites that range in size from 4,687 to 6,250 square feet of land area. The parcels are improved with 1-story, class 2-03 dwellings of frame or masonry exterior construction ranging in size from 1,040 to 1,216 square feet of living area. The dwellings range in age from 53 to 91 years old. Three comparables each have a full basement;

however, no data was provided by the appellant concerning finished basement area, and one comparable has a crawl space foundation. Each comparable has 1 bathroom. Two comparables each have a 2-car garage. The comparable properties sold from June 2022 to June 2023 for prices ranging from \$37,000 to \$88,500 or from \$30.43 to \$85.10 per square foot of living area, land included. In further support, the appellant provided unofficial copies of the deeds corresponding to the sales of the comparables. Based on this evidence, the appellant requested a total reduced assessment to \$7,539, which reflects a market value of \$75,390 or \$67.01 per square foot of living area, land included, when applying the level of assessment for class 2 property of 10% 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 \$10,181. The subject's assessment reflects a market value of \$101,810 or \$90.50 per square foot of living area, land included, 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 in the subject's assessment neighborhood. The comparables have sites with either 5,240 or 5,360 square feet of land area. The four parcels are improved with 1-story dwellings of masonry exterior construction ranging in size from 1,081 to 1,200 square feet of living area. The homes range in age from 52 to 67 years old. Each comparable has a full basement and a 2-car garage. Two comparables each have central air conditioning. The comparable properties sold from June 2022 to May 2023 for prices ranging from \$131,900 to \$219,000 or from \$122.02 to \$195.36 per square foot of living area, land included.

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 based on overvaluation is not warranted.

This record contains eight suggested comparable sales submitted for the Board's consideration. The comparables sold proximate to the subject's January 1, 2023 assessment under appeal and have the same assessment neighborhood and classification codes as the subject property. However, the Board finds none of which are 1.5-story homes, like the subject, and each comparable has varying degrees of similarity to the subject in property characteristics. Each comparable has a larger lot size and a newer age when compared to the subject, and two comparables each have central air conditioning, unlike the subject, suggesting downward adjustments for these differences would be appropriate to make them more equivalent to the subject. One comparable lacks a basement foundation and two comparables each lack a garage, both amenities the subject features, suggesting upward adjustments would be appropriate for these differences to make them more equivalent to the subject. The comparables in this record sold for prices ranging from \$37,000 to \$219,000 or from \$30.43 to \$195.36 per square foot of

living area, land included. The subject's assessment reflects a market value of \$101,810 or \$90.50 per square foot of living area, land included, which falls within the range established by the comparable sales in this record. Based on the evidence in this record and after considering adjustments to the comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment based on overvaluation 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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