



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

APPELLANT: Andrew Touloupakis
DOCKET NO.: 23-34246.001-R-1
PARCEL NO.: 23-33-204-008-0000

The parties of record before the Property Tax Appeal Board are Andrew Touloupakis, the appellant(s), 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: \$7,752
IMPR.: \$36,432
TOTAL: \$44,184

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 an approximately 36-year-old two-story dwelling of frame and masonry construction with 2,204 square feet of living area. Features of the home include a partial basement, central air conditioning, a fireplace and a two-car garage. The property has a 10,003 square foot site and is located in Palos Park, Palos 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 an appraisal estimating the subject property had a market value of \$325,000 as of January 1, 2023. The appraiser relied on a sales comparison approach and identified three comparable properties. These properties are located 2.38 to 3.39 miles away from the subject property. The properties sold between May 2020 and April 2021 for sale prices between

\$329,000 and \$350,000. The properties have 2,241 and 2,794 square feet of living area and have unit sale prices per square foot between \$120.97 and \$146.81. In the appraisal, the appraiser adjusted sale prices based on factors such as size, basement, fireplace, time, COVID-19, and financing concessions. The appellant is requesting a total assessment of \$32,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,184. The subject's assessment reflects a market value of \$441,840 or \$200.47 per square foot of living area, including land. The property has an improvement assessment of \$36,432 or \$16.53 per square foot. In support of its contention of the correct assessment the board of review submitted information on four equity comparables. The comparables are located within 0.25 miles of the subject property. The comparables have between 2,157 and 2,334 square feet of living area and have improvement assessments between \$14.95 and \$23.00 per square foot. The board of review is requesting that the current assessment be confirmed.

Conclusion of Law

The appellant contends that 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); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 Board finds that the best evidence of the subject's market value is the equity comparables provided by the board of review. Turning to the appraisal, the appraisal employed the sales comparison approach, relying upon sales of three comparable properties located far away from the subject property, as the properties are located at least 2.38 miles away from the subject. The appraiser did not adjust for distance or explain why no adjustment for distance is necessary especially since the properties are located in the different towns of Palos Hills and Palos Heights, as opposed to the subject that is located in Palos Park. It is possible that location is immaterial, but the appraiser failed to explain why no adjustment is necessary based on this significant distance between the properties. Also, the sales are somewhat remote, as two of the sales are in 2020 and the other sale is from April 2021. The appraiser made a blanket \$10,000 "Covid adjustment" but again did so with little explanation. The Board therefore granted this appraisal little to no weight.

Accordingly, the Board finds the comparables #2, #3, and #4 provided by the board of review are the best evidence of assessment equity in this matter. Each of those comparables closely mirrors the subject in location, size, exterior construction, and age. The comparables have an assessment per square foot range between \$14.95 and \$17.14. The claimant's assessment per square foot of \$16.53 falls within that range. Therefore, the appellant failed to meet its burden to show a reduction in assessment is warranted.

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:

April 21, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Andrew Touloupakis, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602