



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

APPELLANT: Anthoula Lykouratzos
DOCKET NO.: 23-34513.001-R-1
PARCEL NO.: 09-19-216-024-0000

The parties of record before the Property Tax Appeal Board are Anthoula Lykouratzos, 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: \$5,363
IMPR.: \$20,636
TOTAL: \$25,999

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 is improved with a 1-story dwelling of frame and masonry exterior construction containing 1,408 square feet of living area. The dwelling is approximately 69 years old. Features of the property include a crawl space foundation, 2 bathrooms, and a 2-car garage. The property has a 7,150 square foot site located in Des Plaines, Maine 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 this argument the appellant submitted information on four comparable sales that are located within the subject's assessment neighborhood and within 0.19 of a mile from the subject property. The comparables are improved with class 2-03, 1-story dwellings of frame or masonry exterior construction ranging in size from 1,110 to 1,442 square feet of living area. The homes are 70 or 71 years old.

Three comparables each have a crawl space or slab foundation, 1 or 1½ bathrooms, and either a 1-car or a 2-car garage. These properties have sites ranging in size from 5,280 to 8,465 square feet of land area. The comparables sold from May 2022 to December 2023 for prices ranging from \$168,000 to \$250,000 or from \$148.15 to \$173.37 per square foot of living area, including land.

The appellant requested the subject's assessment be reduced to \$22,548, reflecting a market value of \$225,480 or \$160.14 per square foot of living, 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 \$25,999. The subject's assessment reflects a market value of \$259,990 or \$184.65 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 that are located within the subject's assessment neighborhood and within 0.25 of a mile from the subject property. The comparables are improved with class 2-03, 1-story dwellings of frame or frame and masonry exterior construction ranging in size from 1,003 to 1,517 square feet of living area. The homes are 65 or 69 years old. Each comparable has a slab foundation, 1 or 1½ bathrooms, and either a 1-car or 2-car garage. Comparable #2 has central air conditioning. These properties have sites ranging in size from 5,696 to 7,241 square feet of land area. The comparables sold from July 2021 to November 2023 for prices ranging from \$205,000 to \$355,000 or from \$201.51 to \$244.00 per square foot of living area, including land.

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 comparable sales #3 and #4 along with the board of review's comparables #1, #2 and #3 due to differences from the subject in dwelling size, foundation type and/or present central air conditioning, a feature the subject lacks. In addition, less weight given by the Board to the board of review's comparable #3 which sold in July 2021 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 parties' remaining comparable sales which overall sold more proximate in time to the assessment date and are relatively similar to the subject in location, age, dwelling size, foundation type, and most features. These three

comparables sold from May 2022 to November 2023 for prices ranging from \$210,000 to \$305,000 or from \$165.88 to \$244.00 per square foot of living area, including land. The subject's assessment reflects a market value of \$259,990 or \$184.65 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. Based on this record and after considering the appropriate adjustments to the best comparable sales for differences from 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: _____

September 15, 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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