FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Christopher Karahalios
DOCKET NO.: 23-46359.001-R-1
PARCEL NO.: 03-16-109-018-0000

The parties of record before the Property Tax Appeal Board are Christopher Karahalios, the appellant, by George N. Reveliotis, attorney-at-law 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:	$9,625
IMPR.:	$30,375
TOTAL:	$40,000

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 8,750 square foot site improved with a two-story dwelling of frame and masonry exterior construction containing 2,414 square feet of living area. The dwelling is approximately 38 years old. Features of the property include an unfinished full basement, central air conditioning, two fireplaces, 2½ bathrooms and a 2.5-car garage. The property is in Arlington Heights, Wheeling Township, Cook County. The subject is 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 three comparable sales composed of class 2-78 properties that range in size from 2,315 to 3,657 square feet of living area and are from 49 to 56 years old. Each comparable has a partial basement with one having finished area, central air conditioning, one or two fireplaces, 2½ bathrooms, and a 2-car or 3-car garage. The comparables have sites ranging in size from 8,710 to 11,000 square feet of land area. The comparables have the same neighborhood code as the subject property. The sales occurred from January to July 2023 for prices ranging from $325,986 to $565,000 or from $140.81 to $156.31 per square foot of living area, land included. The appellant requested the subject's total assessment be reduced to $36,340.

The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment for the subject property of $40,000. The subject's assessment reflects a market value of $400,000 or $165.70 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" for a property other than the subject property that is located in the same neighborhood as the subject and has the same classification code as the subject property.

The board of review submission included four comparables sales located in Arlington Heights that have the same classification code and neighborhood code as the subject property. The comparables are improved with two-story dwellings of frame and masonry exterior construction that range in size from 2,088 to 2,191 square feet of living area and are 50 or 51 years old. Each comparable has a partial basement with one being finished with a formal recreation room, central air conditioning, one or two fireplaces, 2½ bathrooms and a 2-car garage. These properties have sites ranging in size from 7,688 to 9,375 square feet of land area. The sales occurred from August 2022 to June 2023 for prices ranging from $439,200 to $555,000 or from $203.99 to $253.31 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 record contains information on seven comparables sales for the Board's consideration. The Board gives little weight to appellant's comparable sale #2 due to differences from the subject in size being 1,243 square feet or approximately 51% larger than the subject dwelling. The remaining comparables in the record have the same classification code and neighborhood code as the subject property that are improved with homes ranging in size from 2,088 to 2,687 square feet of living area. The dwellings are older than the subject dwelling ranging from 50 to 56 years old whereas the subject dwelling is 38 years old, suggesting upward adjustments to the comparables for age may be appropriate. These properties have similar features as the subject dwelling and sold from August 2022 to July 2023 for prices ranging from $325,986 to $555,000 or from $140.81 to $253.31 per square foot of living area. The subject's assessment reflects a market value of $400,000 or $165.70 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this evidence the Board finds the subject's total assessment is reflective of the property's market value and 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: __________ __________

C E R T I F I C A T I O N

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: July 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

Christopher Karahalios, 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