



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

APPELLANT: Angeliki Koliopoulos
DOCKET NO.: 23-46695.001-R-1
PARCEL NO.: 03-26-409-038-0000

The parties of record before the Property Tax Appeal Board are Angeliki Koliopoulos, 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: \$9,846
IMPR.: \$29,190
TOTAL: \$39,036

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 site with 10,940 square feet of land area that is improved with a split-level style dwelling of frame and masonry exterior construction that contains 2,313 square feet of living area. The dwelling is approximately 60 years old. Features of the property include a partial basement with a formal recreation room, two fireplaces, 2½ bathrooms, and a 2-car garage.¹ The property is located in Mount Prospect, Wheeling Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The appellant submitted a copy of the Cook County Assessor's Office property characteristics for the subject containing a copy of a photograph of the subject dwelling and describing the home as a split-level house with no central air conditioning and two fireplaces, which is the best evidence of the subject's description in the record.

The appellant contends assessment inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on six equity comparables composed of class 2-78 properties improved with two-story dwellings of frame or frame and masonry exterior construction that range in size from 2,462 to 2,733 square feet of living area.² The homes are 57 to 60 years old. Each property has a partial basement with four having finished areas, central air conditioning, one or two fireplaces, 2½ bathrooms, and a 2-car garage. Each property has the same assessment neighborhood code as the subject and is located from .06 to .22 of a mile from the subject property. The comparables have improvement assessments ranging from \$27,329 to \$31,294 or from \$11.10 to \$11.68 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$26,322.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,036. The subject property has an improvement assessment of \$29,190 or \$12.62 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables consisting of class 2-78 properties improved with two-story dwellings of frame and masonry exterior construction each with 2,313 square feet of living area.³ The dwellings are 57 or 59 years old. Each comparable has a partial basement with a formal recreation room, central air conditioning, 2½ bathrooms, and a 2-car garage. Two comparables have one or two fireplaces. The comparables have the same neighborhood code as the subject and are located in the same block as the subject property. Each comparable has an improvement assessment of \$30,800 or \$13.32 per square foot of living area. The board of review contends the building assessed value per square foot for all comparables are equal or higher than the subject, which supports the 2023 assessed value as equitable.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 information on ten comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review that are most like the subject in style and dwelling size. The comparables are relatively similar to the subject in features with the exception each of the board of review comparables have central air conditioning, a feature the subject does not have indicating the comparables would

² The appellant's evidence included copies of the Cook County Assessor's Office property characteristics for the comparables that contained copies of photographs for each property depicting two-story dwellings.

³ The board of review provided copies of photographs of the subject property and the comparables depicting homes of similar design as the subject dwelling.

require downward adjustments to make them more equivalent to the subject for this difference. Conversely, three of the board of review comparables have one or two fewer fireplaces than the subject suggesting upward adjustments for this difference would be proper. The board of review comparables each have an improvement assessment of \$30,800 or \$13.32 per square foot of living area. The subject's improvement assessment of \$29,190 or \$12.62 per square foot of living area falls below the best comparables in this record, which is appropriate given the suggested adjustments to these comparables for differences from the subject in features. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: June 16, 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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