



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

APPELLANT: Margaret & Nicholas Kontos
DOCKET NO.: 23-47781.001-R-1
PARCEL NO.: 15-29-107-029-0000

The parties of record before the Property Tax Appeal Board are Margaret & Nicholas Kontos, the appellants, 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: \$4,514
IMPR.: \$25,883
TOTAL: \$30,397

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 split-level dwelling of frame and masonry exterior construction with 1,227 square feet of living area. The dwelling is 67 years old. Features of the home include a partial basement with finished area, central air conditioning, a fireplace, and a two-car garage. The property has a 6,448 square foot site and is located in Westchester, Proviso Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted information on four comparable sales located within the subject's assessment neighborhood and within .36 of a mile of the subject. The comparables consist of split-level class 2-34 dwellings of frame and masonry exterior construction ranging in size from 1,215 to 1,978 square feet of living area. The homes are either 62 or 67 years old. Each

dwelling has a partial basement with finished area, a fireplace, and a two-car garage. Two comparables have central air conditioning. The parcels range in size from 6,307 to 9,000 square feet of land area. The comparables sold from August 2022 to July 2023 for prices ranging from \$220,000 to \$405,000 or from \$181.07 to \$225.54 per square foot of living area, including land. Based on this evidence, the appellants requested a reduced assessment of \$25,569, for an estimated market value of \$255,690 or \$208.61 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property 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 \$30,397. The subject's assessment reflects a market value of \$303,970 or \$247.73 per square foot of living area, land included, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within the subject's assessment neighborhood and within .25 of a mile of the subject. The comparables consist of multi-level class 2-34 dwellings of masonry or frame and masonry exterior construction ranging in size from 1,212 to 1,286 square feet of living area. The dwellings are 66 to 68 years old. Each dwelling has a partial basement with finished area and a two-car garage. Three comparables have central air conditioning. The parcels range in size from 6,254 to 7,704 square feet of land area. The comparables sold from August 2020 to May 2023 for prices ranging from \$315,500 to \$337,500 or from \$251.19 to \$267.42 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives less weight to the appellants' comparables #2, #3, and #4, which differ from the subject in dwelling size or lack central air conditioning, a feature of the subject. The Board also gives reduced weight to the board of review's comparables #2, #3, and #4, which sold less proximate to the January 1, 2023 assessment date at issue.

The Board finds the appellants' comparable #1 and the board of review's comparables #1 are similar to the subject in age, location, dwelling size, and features. These comparables sold in August 2022 and May 2023 for prices of \$295,000 and \$330,000 or \$225.54 and \$267.42 per square foot of living area, including land. The subject's assessment reflects a market value of \$303,970 or \$247.73 per square foot of living area, including land, which is bracketed by the two

best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables 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:

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

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