



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

APPELLANT: Ioannis & Magda Bastas
DOCKET NO.: 23-48904.001-R-1
PARCEL NO.: 15-29-209-057-0000

The parties of record before the Property Tax Appeal Board are Ioannis & Magda Bastas, 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: \$3,816
IMPR.: \$25,530
TOTAL: \$29,346

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 1-story dwelling of frame and masonry exterior construction with 1,193 square feet of living area. The dwelling is 70 years old. Features of the home include a full basement, two fireplaces, and a 2-car garage. The property has a 5,452 square foot site and is located in Westchester, Proviso Township, Cook County. The subject is classified as a class 2-03 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 .31 of a mile of the subject. The comparables consist of 1-story class 2-03 dwellings of masonry or frame and masonry exterior construction ranging in size from 1,120 to 1,699 square feet of living area. The comparables range in age from 64 to 71 years old. Each dwelling has one or two fireplaces, a full or partial basement, one of which has

finished area, and a 1-car, 1.5-car, or 2.5-car garage. Three comparables have central air conditioning. The parcels contain either 6,800 or 7,480 square feet of land area. The comparables sold from May 2022 to October 2023 for prices ranging from \$231,000 to \$337,500 or from \$177.47 to \$232.14 per square foot of living area, including land. Based on this evidence, the appellants requested a reduced assessment of \$24,270, for an estimated market value of \$242,700 or \$203.44 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 \$29,346. The subject's assessment reflects a market value of \$293,460 or \$245.98 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 1-story class 2-03 dwellings of frame and masonry exterior construction ranging in size from 1,120 to 1,223 square feet of living area. The comparables are either 68 or 71 years old. Each home has a full basement and a 1-car, 1.5-car, or 2-car garage. One comparable has a fireplace and three comparables have central air conditioning. The parcels range in size from 6,600 to 7,480 square feet of land area. The comparables sold from November 2021 to August 2023 for prices ranging from \$260,000 to \$396,000 or from \$232.14 to \$323.79 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 #1, #3, and #4, as well as the board of review's comparables #1, #2, and #4, which feature central air conditioning, a feature the subject lacks.

The Board finds the best evidence of market value to be the appellants' comparable sale #2 and the board of review's comparable sale #3, which sold proximate to the assessment date at issue and are similar to the subject in age, location, dwelling size, and features. These two most similar comparables sold in March 2022 and October 2023 for prices of \$231,000 and \$315,000 or \$205.52 and \$264.04 per square foot of living area, including land. The subject's assessment reflects a market value of \$293,460 or \$245.98 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 when compared to 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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