



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

APPELLANT: Constantine Vlamis
DOCKET NO.: 23-50541.001-R-1
PARCEL NO.: 14-32-426-026-0000

The parties of record before the Property Tax Appeal Board are Constantine Vlamis, the appellant(s), by attorney William I. Sandrick, of Sandrick Law Firm, LLC in Homewood; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$37,500
IMPR.: \$80,500
TOTAL: \$118,000

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 approximately 34-year-old two-story dwelling of masonry construction with 2,798 square feet of living area. Features of the home include a slab foundation, central air conditioning, a fireplace and a two-car garage. The property has a 3,000 square foot site and is located in Chicago, North Chicago Township, Cook County. The property 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 an appraisal estimating the subject property had a market value of \$1,180,000 as of January 1, 2021. The appraiser relied on a sales comparison approach and identified six comparable properties. These properties are located 0.34 to 1.57 miles away from the subject property. The properties sold between April 2020 to May 2021 for sale prices

between \$1,000,000 and \$1,267,500. The properties have between 2,200 and 3,365 square feet of living area and have unit sale prices per square foot between \$359.97 and \$454.55. In the appraisal, the appraiser adjusted sale prices based on factors such as location, living area size, basement, room count, fireplace, and construction quality. The appellant is requesting a total assessment of \$118,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$131,988. The subject's assessment reflects a market value of \$1,319,880 or \$471.72 per square foot of living area, including land. In support of its contention of the correct assessment the board of review submitted information on four comparable sales. The board of review identified four comparable sales for properties located within 0.25 miles of the subject property. The unadjusted sales occurred from July 2021 to August 2023 for sales prices between \$1,300,000 and \$1,750,000. The sales price per square foot are between \$350.88 and \$561.42. The board of review is requesting that the current assessment be confirmed.

Conclusion of Law

The appellant contends that 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); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds that the best evidence of the subject's market value is the appraisal submitted by the appellant. That appraisal employed the sales comparison approach, relying upon sales of six suggested comparable properties in Chicago described above. The appraiser adjusted these sales prices to account for differences between the subject and the comparables. In contrast, the board of review's evidence consists of unadjusted data from several sales. While the appraisal is from 2021, three of the sales were from 2021, or within two years of the applicable instant tax date of January 1, 2023. Also, the appraiser explained the valid adjustments in the appraisal. Furthermore, the board of review's comparables #1, #3, and #4 are all larger than the subject. Board of review's comparable #2 is a smaller property that has a full basement while the subject has no basement. For those additional reasons, the appraisal submitted by the appellant was granted the most weight by the Board.

Accordingly, the Board finds the subject property had a fair market value of \$1,188,000 as of the assessment date at issue. Because the assessment reflects a greater fair market value, the Board finds a reduction in the subject's assessment is 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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