



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

APPELLANTS: George & Kathy Panagiotaros
DOCKET NO.: 23-53934.001-R-1
PARCEL NO.: 24-09-302-001-0000

The parties of record before the Property Tax Appeal Board are George & Kathy Panagiotaros, 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: \$3,960
IMPR.: \$20,847
TOTAL: \$24,807

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 multi-level dwelling of frame and masonry exterior construction with 1,222 square feet of living area. The home is approximately 62 years old. Features include a partial basement with finished area, central air conditioning, one fireplace, and a 2-car garage. The property has a 6,600 square foot lot and is located in Oak Lawn, Worth 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. The comparables have sites that range in size from 6,406 to 7,800 square feet of land area. The comparables are improved with class 2-34 multi-level dwellings of masonry or frame or masonry exterior construction ranging in size from 1,290 to 1,630 square

feet of living area. The homes range in age from 62 to 65 years old. Each comparable has a partial basement with finished area, one or two fireplaces, and from a 1-car to a 2-car garage. Three comparables each have central air conditioning. The comparable properties sold from March 2022 to September 2023 for prices ranging from \$209,000 to \$315,000 and from \$162.02 to \$197.49 per square foot of building area, land included. Based on this evidence, the appellants requested that the subject's total assessment be reduced to \$21,634 which would reflect a total market value of \$216,340 or \$177.04 per square foot of building area, land included, when applying the level of assessment for class 2 property of 10% 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 \$24,807. The subject's assessment reflects a market value of \$248,070 or \$203.00 per square foot of building area, land included, when applying the level of assessment for class 2 property of 10% 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 within the subject's assessment neighborhood. The comparables have sites that range in size from 6,252 to 6,875 square feet of land area. The comparables are improved with class 2-34 multi-level dwellings of frame and masonry exterior construction ranging in size from 1,145 to 1,325 square feet of living area. The homes are either 55 or 64 years old. Each comparable has a partial basement with finished area, central air conditioning, and a 2-car or a 2.5-car garage. The comparable properties sold from July 2022 to May 2023 for prices ranging from \$299,000 to \$320,000 or from \$226.42 to \$266.22 per square foot of building area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight comparable sales for the Board's consideration. The Board gives less weight to the appellants' comparables #1, #2, and #3 which are less similar to the subject in dwelling size than other comparables in this record.

The Board finds the best evidence of market value to be the appellants' comparable sale #4 and the sales presented by the board of review. The comparables sold proximate to the subject's January 1, 2023 assessment date under appeal and are overall more similar to the subject in lot size, design/class, age, dwelling size, and foundation type with varying degrees of similarity in other features. The properties sold for prices ranging from \$209,000 to \$320,000 or from \$162.02 to \$266.22 per square foot of building area, land included. The subject's assessment which reflects a market value of \$248,070 or \$203.00 per square foot of living area, land

included, falls within the range established by the best comparables sales in this record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment based on overvaluation 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:

March 17, 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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