FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Drossos & Andrea Gazis
DOCKET NO.: 23-54342.001-R-1
PARCEL NO.: 04-25-116-048-0000

The parties of record before the Property Tax Appeal Board are Drossos & Andrea Gazis, the appellant(s), 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 ***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:	$37,634
IMPR.:	$61,866
TOTAL:	$99,500

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 two-story dwelling with 3,931 square feet of living area. The dwelling is of frame and masonry construction. The home is approximately fifty-seven years old. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 20,908 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant submitted an appraisal estimating the subject property had a market value of $995,000 as of January 1, 2022. The appellant valuation was arrived at through preparation and analysis of a professional appraisal prepared by a certified appraiser. The appraiser utilized the Sales The appellant contends overvaluation as the basis of the appeal. In support of this argument the Comparison Approach applied to properties within .73 miles of the subject property. The appraisal considered five comaparable properties sold between April 2021 and September 2021 for amounts ranging from $910,000 and $1,220,000 or between $214.85 and $289.42 sales price per square foot. The appraiser presented a report supported by photographs, historical information, graphs and sales information. Adjustments were made to various comparable properties to account for discrepancies between the subject and comparable properties.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $113,999. The subject's assessment reflects a market value of $1,139,990 or $290.00 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. Each of the appellant comparables are two-story dwellings of frame construction. They each have full basements, central air conditioning, a fireplace and a two-car garage. The board of review comparables were presented in a grid that did not account for variance between the subject and comparable properties. They range in size from 3,983 and 4,228 square feet of living space. Information on only one of the four board comparables was provided. It sold in March 2020 for $1,325,000 or $331.75 sale price per square foot. One board comparable is listed as one-quarter mile distance to the subject property and the other t are in the same subarea as the subject. The board of review is seeking no change in assessment.

Conclusion of Law

The appellant contends 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 appellant *met* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be the *appraisal submitted by the appellant*. The subject's assessment reflects a market value of $1,139,990 or $ 337.84 per square foot of living area, including land, which is above the appraised value established by the best comparable sales in the record.
The Board finds the subject property had a market value of $995,000 as of the assessment date at issue. Since market value has been established level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue shall apply. (86 Ill.Admin.Code §1910.50(c)(2).

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:

C E R T I F I C A T I O N

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: September 15, 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 <u>PETITION AND EVIDENCE</u> 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Drossos & Andrea Gazis, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602