



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

APPELLANT: William Bebonis
DOCKET NO.: 23-54462.001-R-1
PARCEL NO.: 04-24-103-047-0000

The parties of record before the Property Tax Appeal Board are William Bebonis, the appellant, by George N. Reveliotis, attorney-at-law 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: \$42,995
IMPR.: \$43,000
TOTAL: \$85,995

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 44,927 square foot site that is improved with a one-story dwelling of masonry exterior construction containing 3,060 square feet of living area. The dwelling is approximately 56 years old. Features of the property include an unfinished partial basement, central air conditioning, two fireplaces, 2½ bathrooms and a 3.5-car garage.¹ The property is in Northfield, Northfield Township, Cook County. The subject is a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables consisting of class 2-04 properties improved with one-story dwellings of masonry

¹ The appellant submitted a copy the Cook County Assessor's Office property characteristics printout for the subject property that supported the appellant's description of the subject property.

or frame exterior construction that range in size from 3,050 to 4,423 square feet of living area. The dwellings are from 37 to 82 years old. One comparable has an unfinished full basement and four comparables have partial basements with two having finished area. Each comparable has two fireplaces and 2½, 3, 3½, 4 or 4½ bathrooms. Four comparables have central air conditioning and four comparables have either a 2-car or 3-car garage. These properties have the same neighborhood code as the subject property and are located from .35 to .58 of a mile from the subject property. Their improvement assessments range for \$28,254 to \$51,455 or from \$6.67 to \$13.40 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$33,232.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,995. The subject property has an improvement assessment of \$43,000 or \$14.05 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables composed of class 2-04 properties improved with one-story dwellings of masonry exterior construction that range in size from 2,330 to 3,786 square feet of living area. The homes are 59 to 72 years old. Each property has a partial basement with one comparable having a formal recreation room, central air conditioning, one fireplace and a 2-car or 2.5-car garage. The comparables have two or three full bathrooms and two comparables have an additional one or two half bathrooms. These properties have the same neighborhood code as the subject property and are located in the same block or ¼ of a mile from the subject property. The comparables have improvement assessments ranging from \$44,823 to \$77,272 or from \$16.40 to \$20.41 per square foot of living area.

Conclusion of Law

The appellant contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #1 and #4 due to differences from the subject in age. The Board gives less weight to appellant's comparables #3 and #5 due to differences from the subject in dwelling size. The Board gives less weight to board of review comparables #1 and #2 due to differences from the subject in dwelling size. The Board finds the best evidence of assessment equity to be appellant's comparable #2 and board of review comparables #3 and #4 that range in size from 2,780 to 3,427 square feet of living area and in age from 60 to 71 years old. These three comparables have varying degrees of similarity to the subject in features. These comparables have improvement assessments that range from \$42,764 to \$62,474 or from \$13.22 to \$18.23 per square foot of living area. The subject's improvement assessment of \$43,000 or \$14.05 per square foot of living area falls within the range established by the best

comparables in this record. Based on this record the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: _____

July 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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