



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

APPELLANT: Theodore & Christina Pappas  
DOCKET NO.: 23-55302.001-R-1  
PARCEL NO.: 18-06-305-014-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Theodore & Christina Pappas, 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, PTAB hereby finds **A Reduction** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

**LAND:** \$8,250  
**IMPR.:** \$79,250  
**TOTAL:** \$87,500

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants timely filed the appeal from a Cook County Board of Review decision 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**

A 3,641 square feet, two-story frame structure on a 7,500 square feet lot in Western Springs, Lyons Township, Cook County constitutes the subject property. The 68-year-old, class 2-06 residence per the Cook County Real Property Assessment Classification Ordinance included four bathrooms, central air conditioning, a partial basement, and a one-car garage.

The appellants contend the assessment in question overstates the subject's market value based on a recent appraisal. To demonstrate overvaluation, the appellants submitted an appraisal opining that the market valued the subject at approximately \$875,000 as of January 1, 2023 using only the sales comparison approach to valuation. The appraiser relied on three sales from January 2021 to September 2021 within 1.25 miles of the subject property for purchase prices ranging from \$875,000 to \$893,000, or between \$218.23 and \$261.04 per square foot of living area. The appraiser adjusted the sales prices to account for differences between the living area and room

count of the selected comparables and the subject. The appraiser did not utilize the income or cost approaches to valuation, resulting in a final opinion of value of \$875,000.

The county board of review responded in its “Notes on Appeal” that the subject was correctly assessed at \$97,541. The subject’s assessment reflects a market value of \$975,410, or \$267.90 per square foot, when using the 10% Cook County Real Estate Classification Ordinance level of assessment for class two properties. In defense of the assessment, the county board of review submitted information about four sales of two-story improvements of unknown precise distance from the subject as indicators of market value. The involved 67- to 93-year-old improvements of 2,687 to 3,926 square feet in size sold between August 2021 and June 2023 for sales prices from \$885,000 to \$1,235,000, or \$293.17 to \$387.82 per square foot.

### **Conclusion of Law**

The appellants contend the market value of the subject property is not accurately reflected in the subject assessment for property tax purposes. When market value is the basis of the appeal, appellants must prove the property’s market value 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 a recent sale or appraisal of the subject property, comparable sales, or construction costs. 86 Ill. Admin. Code §1910.65(c). The Property Tax Appeal Board (PTAB) finds the appellants fell short of this burden of proof and a reduction in the subject’s assessment is not merited.

Of the parties’ submissions, the best evidence of market value resides in the appraisal submitted by the appellants. The appraisal valued the property using three sales within two years of the assessment date in question under the sales comparison approach to valuation. An appraiser attested to the appraisal’s compliance with industry standards and included some justification for the calculations, assumptions, and minimal adjustments used in the valuation based on comparable sales. By contrast, the board of review submitted sales that contained unadjusted raw sales figures of unknown distance from the subject property. Accordingly, PTAB finds the appellant credibly established the market valued the subject at \$875,000 in 2023. Because the \$97,541 subject assessment reflects a market value that exceeds the value established in this record (when applying the 10% assessment level for class two properties under the Cook County Real Property Assessment Classification Ordinance), PTAB concludes an assessment reduction is warranted. Accordingly, PTAB finds the appellant showed overvaluation by a preponderance of the evidence and the subject assessment in 2023 is reduced to \$87,500.

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:

June 16, 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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