



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

APPELLANT: George Polymenakos  
DOCKET NO.: 24-30817.001-R-1 through 24-30817.003-R-1  
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are George Polymenakos, the appellant, 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:

<b>DOCKET NO</b>	<b>PARCEL NUMBER</b>	<b>LAND</b>	<b>IMPRVMT</b>	<b>TOTAL</b>
24-30817.001-R-1	16-20-224-008-0000	4,363	17,284	\$21,647
24-30817.002-R-1	16-20-224-009-0000	4,363	0	\$4,363
24-30817.003-R-1	16-20-224-034-0000	760	0	\$760

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 2024 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 three parcels improved with a 1.5-story dwelling of masonry exterior construction with 1,541 square feet of living area. The dwelling is approximately 101 years old. Features of the dwelling include a full basement with finished area, three full bathrooms, one-half bathroom and a 2-car garage. The property is located in Cicero, Cicero Township, Cook County.<sup>1</sup> The subject is classified as a class 2-03 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 information on four comparables that have the same property classification code and assessment neighborhood code as the subject. The comparables have sites of 3,476 and 4,158 square feet of land area. The comparables are improved with 1-story dwellings of masonry

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<sup>1</sup> The parties only provide the site size for PIN 16-20-224-008-0000 of 4,059 square feet of land area.

exterior construction ranging in size from 1,156 to 1,328 square feet of living area. The dwellings are from 97 to 111 years old. Each comparable has a full basement, one with finished area, one full bathroom, one fireplace and a 1.5-car or 2-car garage. The properties sold from February 2022 to June 2023 for prices ranging from \$125,000 to \$160,000 or from \$96.60 to \$132.34 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$21,770, reflecting a market value of \$217,700 or \$141.27 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal." The appellant provided a copy of the Cook County Board of Review decision for the 2024 tax year for disclosing the final combined total assessment for the subject of \$26,770. The subject's assessment reflects a market value of \$267,700 or \$173.72 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%.

In support of its contention of the correct assessment the board of review submitted information on one comparable sale that has the same property classification code and assessment neighborhood code as the subject.<sup>2</sup> The comparable has a site of 4,207 square feet of land area. The comparable is improved with a 1-story dwelling of masonry exterior construction with 1,118 square feet of living area. The dwelling is 115 years old. The comparable has a full basement with finished area, one full and one-half bathroom, central air conditioning, one fireplace and a 2-car garage. The property sold in May 2023 for \$260,000 or \$232.56 per square foot of living area, land included. Based on this evidence, the board of review requested confirmation of the subject's 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The record contains five comparable sales for the Board's consideration. The Board has given less weight to the appellant's comparable sales #1, #2 and #3 due to their sale dates that occurred in 2022, less proximate to the January 1, 2024 assessment date than other sales in the record.

The Board finds the best evidence of market value to be the appellant's comparable sale #4 along with the board of review comparable sale, which sold more proximate in time to the lien date at issue and have the same property classification code and assessment neighborhood code as the subject. The comparables are similar to the subject in age. However, the Board finds these two

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<sup>2</sup> The board of review submitted information for four comparables, three of which were equity information only and not responsive to the appellant's appeal.

comparables have varying degrees of similarity when compared to the subject in dwelling size, design, bathroom count and features, suggesting adjustments would be required to make these two comparables more equivalent to the subject. Nevertheless, these two comparables sold in May and June 2023 for prices of \$125,000 and \$260,000 or \$96.60 and \$232.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$267,700 or \$173.72 per square foot of living area, including land, which is slightly above the overall price of the two best comparable sales, but is bracketed by the two best comparable sales in this record on a square foot basis. The Board finds the subject's higher overall value appears to be logical given its larger dwelling size and superior number of bathrooms. After considering adjustments to the comparables for differences including design, dwelling size and bathroom count the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this record, the Board finds the appellant did not demonstrate by a preponderance of the evidence that the subject was overvalued and no 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:

May 19, 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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