



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

APPELLANT: Cullerton Street Properties LLC  
DOCKET NO.: 24-30866.001-R-1  
PARCEL NO.: 17-19-414-032-0000

The parties of record before the Property Tax Appeal Board are Cullerton Street Properties LLC, 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 **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:** \$11,563  
**IMPR.:** \$38,465  
**TOTAL:** \$50,028

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 of an approximately 142-year-old two-story dwelling of masonry construction with 2,660 square feet of living area. Features of the home include a full basement and central air conditioning. The property has a 3,125 square foot site and is located in Chicago, West Chicago Township, Cook County. The property is a class 2-11 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 an appraisal estimating the subject property had a market value of \$375,000 as of January 1, 2024. The appraiser relied on a sales comparison approach and identified three comparable properties. These properties are located 0.20 to 1.40 miles away from the subject property. The properties sold between May 2023 and October 2023 for sale prices between \$250,000 and \$398,500. The properties have between 2,283 and 3,276 square feet of living area

and have unit sale prices per square foot between \$109.50 and \$142.61. In the appraisal, the appraiser only adjusted one of the sales based on financing type while making no other adjustments. The appellant is requesting a total assessment of \$37,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$50,028. The subject's assessment reflects a market value of \$500,280 or \$188.08 per square foot of living area, including land. In support of its contention of the correct assessment the board of review submitted information on four comparable sales. The board of review identified four comparable sales for properties located within 0.25 miles of or the same "subarea" as the subject property. The sales occurred from January 2022 to March 2023 for sales prices between \$375,000 and \$1,100,000. The sales price per square foot are between \$149.40 and \$402.78. The board of review is requesting that the current assessment be confirmed.

### **Conclusion of Law**

The appellant contends that 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); 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 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 Board finds that the best evidence of the subject's market value is the comparables submitted by the board of review. The appraisal is granted limited weight because of unexplained adjustments and apparent adjustments that should have been made. For example, the appraiser did not explain the \$10,000 concession for only one property for a VA sale concession. This would be needed because that sale is at a much lower price than every other comparable provided by either party in the record. Also, there were some significant differences in square footage, as comparable #3 is a larger property by over 600 square feet yet received no adjustment. Also, comparables #1 and #2 have garages and the subject does not have a garage, yet the appraiser did not adjust for that factor at all. In addition, the appraiser found a range between \$109.50 and \$142.61 and then chose \$140.00 as the unit value with limited explanation. On the other hand, the board of review provided three comparables, #1, #3, and #4 that are close to the subject in living area and location. Their sale prices per square foot are between \$149.40 and \$366.67, as the subject's value per square foot is \$188.08, which is within that range. Because of the limited value granted to the appraisal based on its limitations, the appellant failed to meet its burden by a preponderance of the evidence that a reduction in assessment is warranted.

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: \_\_\_\_\_

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 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

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

APPELLANT

Cullerton Street Properties LLC, 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