



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

APPELLANT: Ridgemont Proeprty LLC  
DOCKET NO.: 24-35374.001-R-1  
PARCEL NO.: 24-17-220-020-0000

The parties of record before the Property Tax Appeal Board are Ridgemont Proeprty LLC, 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 **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:** \$8,949  
**IMPR.:** \$51,051  
**TOTAL:** \$60,000

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 a 3-story multi-family building of masonry exterior construction with 7,068 square feet of gross building area. The building is approximately 47 years old. Features include a full basement finished with a recreation room. The property has a 9,675 square foot site and is located in Chicago Ridge, Worth Township, Cook County. The subject is classified as 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 completed Section IV – Recent Sale Data of the appeal petition reporting that the subject was purchased on October 28, 2022 for a price of \$600,000. The property was purchased from Karol and Wladyslawa Kowalczyk and the parties to the transaction were not related. The appellant reported the property was not advertised for sale. The appellant also disclosed the

property was not sold due to a foreclosure, nor was it sold using a contract for deed. The appellant submitted a copy of the signed settlement statement which reiterated the sale price of \$600,000 and the settlement date of October 28, 2022 as well as disclosing commissions being paid to two entities, Re/Max 10 and United Real Estate Elite. The evidence provided by the appellant also included a copies of the signed warranty deed and the commercial sales contract, related to the subject's sale. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,000. The subject's assessment reflects a market value of \$630,000 or \$89.13 per square foot of gross building area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four comparables within the subject's assessment neighborhood. The board of review provided equity and sales data for each comparable; however, the equity data supplied is not responsive to the subject's overvaluation argument and will not be considered in this appeal. The comparables have sites that range in size from 5,544 to 8,095 square feet of land area. The properties are improved with 2-story, class 2-11 multi-family buildings of masonry and frame and masonry exterior construction with either 4,384 or 4,414 square feet of gross building area. The buildings are either 46 or 53 years old. Three comparables each have a full basement and one comparable has a slab foundation. Comparable #2 has a 2-car garage. The comparable properties sold from October 2021 to January 2023 for prices ranging from \$525,000 to \$590,000 or from \$119.75 to \$134.58 per square foot of gross building area, land included. In the grid analysis, the board of review reported the subject sold on November 16, 2022 for a price of \$600,000 without further explanation. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 based on overvaluation is warranted.

This record contains the sale of the subject and four comparable sales submitted by the board of review for the Board's consideration. The Board gives less weight to the sales submitted by the board of review as they present significant differences from the subject in gross building size, as they are approximately 38% smaller buildings than the subject. Further, they are 2-story buildings, in contrast to the subject's 3-story design, and board of review comparable #2 has a garage, which is a feature the subject lacks.

The Board finds the best and only credible evidence of market value to be the sale of the subject property in October 2022 for a price of \$600,000. The appellant's evidence demonstrated the

sale had elements of an arm's-length transaction. The appellant disclosed the parties to the transaction were not related and submitted a copy of the settlement statement further disclosing real estate commissions were paid to two entities. The Board finds the board of review did not present any substantive evidence to challenge or refute the arm's length nature of the subject's sale transaction. The Board further finds the subject's purchase price of \$600,000 falls below its market value, as reflected by the subject's assessment, of \$630,000. Therefore, based on this record, the Board finds a reduction in the subject's assessment to reflect its sale price is warranted based upon the Cook County Real Property Assessment Ordinance level of assessment for Class 2 property of 10% and procedural rule 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: \_\_\_\_\_

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:

April 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

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

APPELLANT

Ridgemont Proeprty 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