



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

APPELLANT: ANEK Properties LLC
DOCKET NO.: 24-37664.001-R-1
PARCEL NO.: 18-09-400-035-0000

The parties of record before the Property Tax Appeal Board are ANEK 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: \$5,818
IMPR.: \$56,182
TOTAL: \$62,000

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 an approximately 49-year-old two-story dwelling of masonry construction with 4,346 square feet of living area. Features of the home include a partial basement, and a two-car garage. The property has an 8,025 square foot site and is located in La Grange, Lyons 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 a basis of the appeal. In support of this argument, the appellant submitted an appraisal estimating the subject property had a market value of \$500,000 as of January 1, 2023. The appraiser relied on the sales comparison approach in which he used sales of three comparable properties in Brookfield and La Grange that took place between May 2020 and March 2022 for amounts ranging from \$280,000 to \$540,000, or from \$121.95 to \$124.21 per square foot of living area, land included in the sales prices. The appraiser adjusted

only on the comparables having a superior location of not being on La Grange Road but did not spell out the amount of the adjustments and did not identify other adjustments. Photographs of the subject dwelling's interior were included with the appraisal. The appellant is requesting a total assessment of \$50,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$62,000. The subject's assessment reflects a market value of \$620,000 or \$142.66 per square foot of living area, land included. In support of the assessment, the board of review submitted information about sales of four suggested comparable properties. The suggested comparables were sold between April 2022 and October 2022 for amounts ranging from \$700,000 to \$1,275,000 or between \$175.44 and \$326.25 per square foot of living area, land included in the sales prices. The board of review is requesting that the current 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds that neither party persuasively provided evidence to show market value. In terms of the appraisal, the appraiser stated downward adjustment was made for location based on the comparables not being located on a busy road such as La Grange Road. However, other noteworthy adjustments were not made or explained by the appraiser. The appraiser did not adjust comparable #3 despite this comparable being over 2,000 square feet smaller than the subject. The appraiser did not adjust comparable #3 being sold nearly three years earlier and not having air conditioning. Overall, the appraiser did not identify the amounts of adjustments made and simply stated the dollar amount per square foot amount and ultimate value with limited explanation. Therefore, the Board granted this appraisal little weight. More weight was granted to the sale comparables submitted by the board of review, specifically board of review's comparables #1, #2, and #3. Those properties sold for sale prices per square foot between \$175.44 and \$326.25. The subject's sale price per square foot of \$142.66 is below this range and does not show overvaluation by a preponderance of the evidence. Based on this evidence the Board finds 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: 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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