



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

APPELLANT: GDN Properties INC  
DOCKET NO.: 24-52643.001-R-1  
PARCEL NO.: 13-16-127-041-0000

The parties of record before the Property Tax Appeal Board are GDN Properties INC, 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:** \$19,772  
**IMPR.:** \$96,229  
**TOTAL:** \$116,001

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 six-year-old two-story dwelling of masonry construction with 6,866 square feet of living area. Features of the home include a crawlspace and central air conditioning. The property has a 1,992 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 \$850,000 as of January 1, 2024. The appraiser relied on a sales comparison approach and identified three comparable properties. These properties are located 0.82 to 3.0 miles away from the subject property. The properties sold between August 2022 and April 2023 for sale prices between \$810,000 and \$818,000. The properties have between 5,434 and 6,717 square feet of living area

and have unit sale prices between \$135,000 and \$136,333. In the appraisal, the appraiser only adjusted one of the sales based on parking, air conditioning, and having an in-law apartment. The appellant is requesting a total assessment of \$85,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$116,001. The subject's assessment reflects a market value of \$96,229 or \$168.95 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three comparable sales. The board of review identified three comparable sales for properties located within 0.25 miles of or the same "subarea" as the subject property. The sales occurred from July 2022 to August 2023 for sales prices between \$910,000 and \$1,300,000. The sales price per square foot are between \$158.92 and \$227.83. 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 none of the evidence submitted by either party is particularly persuasive to show market value. The appraisal is granted limited weight because of unexplained adjustments and adjustments that should have been made. For example, the subject property is a newer six-year-old property. In the appraisal, the appraiser is silent on the ages of comparable properties used in its sales analysis. Based on pictures provided in the appraisals, the comparable sale properties cited by the appraiser appear to be older properties. As stated though, even when not considering the pictures, the appraisal is silent on the ages of these properties and does not consider an adjustment on property age at all. Also, the adjustments that are made in the appraisal are otherwise not explained or specific in the magnitude or explanation for the amount of the adjustment. For those reasons, the Board grants the appraisal little weight. Additionally, the sale comparables provided by the board of review are at least 50 years older than the newer build subject property. However, the burden is on the appellant to show overvaluation here. 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: \_\_\_\_\_

October 20, 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 9-215 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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