FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Jim Giannetos
DOCKET NO.: 24-55452.001-R-1
PARCEL NO.: 10-07-201-057-0000

The parties of record before the Property Tax Appeal Board are Jim Giannetos, 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 ***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:	$41,726
IMPR.:	$125,774
TOTAL:	$167,500

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 two-story dwelling of masonry construction, approximately fourteen-years-old containing 6,278 square feet of living area. The building, classified as 2-09 under the Cook County Real Property Assessment Classification Ordinance, is on a 37,933 square foot site in Glenview, Niles Township, Cook County. Features of the house include four full bathrooms, a half bathroom, a full basement and a three-car garage.

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 $1,675,000 as of January 1, 2022. The appraisal was prepared by William Neberieza, a certified general real estate appraiser who inspected and photographed the subject property.

The appraiser relied on the sales comparison approach in his evaluation. The appraiser used sales of three comparable properties located from 2.53 to 5.47 miles from the subject property. The comparables ranged in age from fourteen to eighty-one years old and ranged in size from 5,424 to 6,587 square feet of living area. The comparable sales took place from July 5, 2021, to February 17, 2021, for prices ranging from $1,620,000 to $1,750,000 or $265.67 to $298.67 per square foot. The appraiser adjusted the sales prices to a range of $1,661,400 to $1,695,400 to account for differences between the subject and the comparables in terms of living area, basements and location. Photographs of the subject dwelling's exterior and interior were included with the appraisal. Based on this evidence, the appellant is requesting an assessment amount of $167,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $175,008 with an improved assessment of $133,282 when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 properties of 10%. In support of the current assessment, the board of review submitted data on four sales comparables. The sales occurred from May 10, 2022, to August 22, 2024, for prices ranging from $1,380,000 to $2,300,000 or $272.67 to $477.28 per improved square foot. The board of review reports that one of its comparables is in the same subarea as the subject property.

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 *is* warranted.

The Board finds that the best evidence of the subject's market value is the appraisal submitted by the appellant. That appraisal employed the sales comparison approach and relied upon recent sales of three suggested comparable properties. The appraiser adjusted the sales price of the suggested comparable properties to account for differences between them and the subject, considering such factors as gross living area and location. In contrast, the board of review's evidence consists of unadjusted raw sales figures. Furthermore, the record is devoid of information on the proximity of the board of review's comparables to the subject property. The Board also notes that, in contrast to the board of review, the appraiser inspected and photographed the subject property.

Based on the appraiser's final reconciliation, the Board finds that the subject property had a fair market value of $1,675,000 as of the assessment date at issue. Since market value has been established, the level of assessment for the class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply here. (86 Ill.Admin.Code §1910.50(c)(2)). Based on the evidence, the Board therefore finds the appellant has proven, by a preponderance of the evidence, that the subject is overvalued, and that a 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:

C E R T I F I C A T I O N

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: November 17, 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

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