



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

APPELLANT: Martin & Kathleen Daley  
DOCKET NO.: 17-26962.001-R-1  
PARCEL NO.: 22-32-211-010-0000

The parties of record before the Property Tax Appeal Board are Martin & Kathleen Daley, the appellants, 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:** \$1,240  
**IMPR.:** \$35,170  
**TOTAL:** \$36,410

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2017 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 townhome of masonry exterior construction with 2,474 square feet of living area. The dwelling is 13 years old. Features of the home include a full unfinished basement, central air conditioning, a fireplace, and a two-car garage. The property has a 2,063 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property has a market value of \$364,500 as of June 14, 2016. The appraisal was prepared by Charles Toussas, a certified residential real estate appraiser. In estimating the market value of the subject property, the appraiser developed the cost and sales comparison approaches to value. Under the cost approach, the appraiser

calculated a value of \$380,800. Under the sales comparison approach, the appraiser utilized five comparable sales located from .08 to 1.94 miles of the subject property and improved with 10 to 13 year-old townhouses ranging in size from 2,164 to 2,503 square feet of living area. The sales of comparables #1 through #4 occurred from July 2015 through June 2016 and comparable #5 listed as an "active" listing. The five comparables have sale or list prices ranging from \$359,000 to \$389,900 or from \$149.71 to \$168.67 per square foot of living area, including land, and adjusted sales prices ranging from \$363,825 to \$382,602.

The appraiser gave the greatest weight to the sales comparison approach as the most reliable method to arrive at the subject's value conclusion. Based on the adjusted sales under the sales comparison approach to value, the appraiser arrived at an opinion of value of \$364,500 for the subject property.

The appellants also submitted information on 19 comparable sales which are located within the same neighborhood code as the subject property. The appellants' appraisal and sales analysis included two common comparable sales<sup>1</sup>. The comparables have lots ranging in size from 2,012 to 3,486 square feet of land area and are improved with similar class 2-95 dwellings of masonry exterior construction ranging in size from 1,724 to 2,474 square feet of living area. The dwellings range in age from 12 to 16 years old. The comparables have features with varying degrees of similarities to the subject property. The comparables sold from June 2014 to October 2017 for prices ranging from \$270,000 to \$367,000 or from \$123.28 to \$168.70 per square foot of living area, including land.

Based on this evidence the appellants requested that the subject's assessment be reduced to \$36,410. The requested assessment reflects a total market value of \$364,100 or \$147.17 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,104. The subject's assessment reflects a market value of \$381,040 or \$154.02 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment, the board of review submitted information on four comparable sales which are located within the same neighborhood code as the subject property. The comparables have lots ranging in size from 2,158 to 9,426 square feet of land area and are improved with class 2-95, one-story or two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 1,599 to 2,164 square feet of living area. The comparables have features with varying degrees of similarities to the subject property. The comparables sold from April 2017 through November 2017 for prices ranging from \$345,000 to

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<sup>1</sup> The appellants' evidence included two common sale properties in their appraisal and sales analysis which are located at 1421 128<sup>th</sup> Street and 1324 Ashbury Drive in Lemont City. In this evidence, there is a discrepancy in the sale prices of the common sale property located at 1324 Ashbury Drive. The Board will base its decision on the sales prices as presented within the evidence.

\$384,000 or from \$177.45 to 225.14 per square foot of living area, including land. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

### **Conclusion of Law**

The appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

In support of their respective positions before the Board, the appellants submitted an appraisal of the subject property along with 19 comparable sales, and the board of review submitted four comparable sales.

As to the appellants' appraisal of the subject property, the Board gives less weight to the appraiser's conclusion of value as the appraiser used two sales that occurred in July and August of 2015 which are somewhat dated and less likely to reflect the subject's market value as of the January 1, 2017 assessment date when more recent comparable sales similar to the subject are presented as evidence by both parties. In addition, four of the five comparables are located over a mile from the subject property.

The parties also submitted a total of 23 comparable sales for the Board's consideration. The Board finds the best evidence of market value are the appellants' comparable sales #1, #4, #5, #7, and #10 because they are most similar to the subject in lot size, dwelling size, and sold more proximate in time to the January 1, 2017 assessment date at issue than the other remaining comparables. These five comparables sold from June 2016 to October 2017 for prices ranging from \$305,000 to \$365,000 or from \$123.28 to \$147.53 per square foot of living area, including land. The subject's assessment reflects a market value of \$381,040 or \$154.00 per square foot of living area, including land, which falls above the total market values of the best comparable sales in this record. The Board gives less weight to the appellants' remaining comparable sales along with the board of review comparable sales due to their dissimilar lot and dwelling sizes when compared to the subject and/or their sale dates occurring less proximate in time to the January 1, 2017 assessment date at issue.

In conclusion, based on the appellants' overvaluation argument, the Board finds 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: \_\_\_\_\_

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:

May 18, 2021



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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