



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

APPELLANT: Daniel Victor Sheppel Trust Dated 12/22/2005  
DOCKET NO.: 20-38358.001-R-1  
PARCEL NO.: 18-09-120-005-0000

The parties of record before the Property Tax Appeal Board are Daniel Victor Sheppel Trust Dated 12/22/2005, the appellant(s), by attorney John P. Brady, of Tully & Associates, LTD. in Chicago; 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:** \$5,227  
**IMPR.:** \$23,150  
**TOTAL:** \$28,377

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 2020 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 68-year-old, 1-story, single-family dwelling of frame and masonry construction with 1,178 square feet of living area. The property has a 6,150 square foot site located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on seven suggested equity comparable properties. They were each improved with a single-family dwelling of either frame, masonry, or frame and masonry construction. The improvements ranged in improvement assessment from \$15.11 to \$16.37 per square foot of living area and from 1,462 to 1,791 square feet of living area. The appellant also included a copy of the board of review's written decision reflecting a total

assessment for the subject property of \$28,377. Based on its evidence submitted, the appellant requests the total assessment of the subject property be reduced to \$23,027.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$28,377. The subject property has an improvement assessment of \$23,150, or \$19.65 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested comparables. They were each improved with either a 1-story or a 1.5-story, single-family dwelling of either frame or frame and masonry construction. They contained between 1,322 and 1,588 square feet of living area. They ranged in improvement assessment from \$19.58 to \$25.31 per square foot of living area. The board of review also indicates in its grid analysis that its comparables #2 and #4 sold in 2018 for prices ranging from \$445,000 to \$475,000.

This matter proceeded to hearing on February 10, 2025. The appellant's attorney stated that the appellant's comparable #3 is the best comparable. The appellant's attorney also stated that the board of review's comparables are larger than the subject property. In addition, the appellant's attorney stated that the board of review's comparables #2 and #4 indicate sales prices from 2018 that are lower than the market value indicated by the subject property's assessed value. The board of review's representative rested on the evidence previously submitted.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). 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 the best evidence of assessment equity to be *the appellant's comparables #4, #5, and #7 the board of review's comparables #2 and #4*. These comparables were most similar to the subject property in construction. All of the comparables submitted by both parties were larger than the subject property and all were close in proximity to the subject property. Greater weight was given to the comparables most similar to the subject property in construction. They ranged in improvement assessment from \$15.61 to \$25.31 per square foot of living area. The subject's improvement assessment of \$19.65 per square foot of living area falls within the range established by the best comparables in this record. Based on this record the Board finds the appellant *did not* demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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.

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Chairman



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Member



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Member



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Member



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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: March 18, 2025



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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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APPELLANT

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COUNTY

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