



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

APPELLANT: Jim Tsantilis
DOCKET NO.: 21-48248.001-R-1
PARCEL NO.: 18-31-109-004-0000

The parties of record before the Property Tax Appeal Board are Jim Tsantilis, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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: \$17,653
IMPR.: \$86,080
TOTAL: \$103,733

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 2021 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 2-story dwelling of masonry exterior construction with 5,043 square feet of living area. The dwelling is approximately 7 years old. Features of the home include a full unfinished basement, 5 full and 1 half bathrooms,¹ central air conditioning, one fireplace, and a 3-car garage. The property has a 24,350 square foot site and is located in Burr Ridge, Lyons Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three comparables located from .50 of a mile to 2 miles from the subject. Two comparables are also located within

¹ The appellant provided a printout of the subject's property characteristics from the Cook County Assessor's website disclosing the subject has 5 full and 1 half bathrooms.

the subject's assessment neighborhood code. The comparables consist of class 2-09 2-story dwellings of masonry exterior construction ranging in size from 5,015 to 5,275 square feet of living area. The homes are from approximately 17 to 23 years old. Each comparable has a full unfinished basement, 2 to 4 full and 1 or 2 half bathrooms, central air conditioning, one or two fireplaces, and either a 3-car or a 4-car garage. The comparables have improvement assessments ranging from \$72,480 to \$82,782 or from \$13.74 to \$16.51 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$74,788 or \$14.83 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,733. The subject property has an improvement assessment of \$86,080 or \$17.07 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three comparables located within the same assessment neighborhood code as the subject and within the same block or subarea as the subject. The comparables consist of class 2-09 2-story dwellings of masonry exterior construction ranging in size from 4,202 to 5,877 square feet of living area. The dwellings are 1 year old to 19 years old. Each home has a full basement, two of which have finished area, 3 or 4 full and 1 or 2 half bathrooms, central air conditioning, one to three fireplaces, and either a 3-car, a 3.5-car, or a 4-car garage. The comparables have improvement assessments ranging from \$92,389 to \$107,255 or from \$17.95 to \$22.75 per square foot of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

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. Adm. 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. Adm. 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 record contains six equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #3 that is located 2 miles from the subject within a different assessment neighborhood code than the subject property. The Board also gives less weight to the board of review comparables #1 and #3 which have basement finish, unlike the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables which are located within the subject's same assessment neighborhood code and are more similar to the subject in age or dwelling size and some features. However, the appellant's comparables #1 and #2 require upward adjustments for the dwellings' older ages while the board of review #2 requires a downward adjustment for its larger dwelling size to make these comparables more equivalent to the subject. Additionally, each comparable requires adjustments for fewer number of bathrooms as well as larger fireplace count and/or garage capacity when compared to the subject. These three comparables have improvement assessments ranging from \$72,480 to \$107,255 or from \$13.74 to \$18.25 per square foot of living area. The subject's improvement

assessment of \$86,080 or \$17.07 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences from the subject, 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.



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 20, 2025



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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