



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

APPELLANT: Antonio Casillas
DOCKET NO.: 22-30051.001-R-1
PARCEL NO.: 08-24-403-024-0000

The parties of record before the Property Tax Appeal Board are Antonio Casillas, the appellant, by attorney Christopher G. Walsh, Jr., of Walsh Law, LLC 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: \$4,536
IMPR.: \$37,130
TOTAL: \$41,666

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 2022 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 multi-family building of masonry exterior construction with 2,968 square feet of building area. The building is approximately 56 years old. Features include a basement with finished area¹ and a 2-car garage. The property has a 5,040 square foot site and is located in Des Plaines, Elk Grove Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on December 18, 2019 for a price of \$392,000. The appellant partially completed Section IV of the appeal petition disclosing

¹ The parties differ regarding the subject's basement finish. The Board finds the best evidence of basement finish is found in the appellant's evidence.

the parties to the sale were not related, the property sold using a realtor and was advertised for sale, and the sale was not due to foreclosure or by contract for deed. In support of the sale the appellant submitted a copy of a settlement statement disclosing payment of a realtor's commission. The appellant argued in a brief that the Board has previously considered sales more than 3 years prior to the assessment date and county assessing officials typically consider sales within 3 years of the assessment date. Based on this evidence and argument, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,666. The subject's assessment reflects a market value of \$416,660 or \$140.38 per square foot of building area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located in Des Plaines within the same assessment neighborhood code as the subject and within the same "subarea" as the subject. The parcels range in size from 6,150 to 7,950 square feet of land area and are improved with 2-story, class 2-11 buildings of masonry exterior construction ranging in size from 2,640 to 2,948 square feet of building area. The buildings range in age from 52 to 57 years old. Each comparable has a basement finished with an apartment or a recreation room and two comparables each have a 2-car or a 2.5-car garage. The comparables sold from September 2019 to September 2021 for prices ranging from \$420,000 to \$500,001 or from \$142.47 to \$189.39 per square foot of building area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

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 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 market value in the record to be the board of review's comparables #3 and #4, which sold more proximate in time to the assessment date than the other sales in this record and are similar to the subject in design, building size, age, site size, location, and some features. These comparables sold for prices of \$480,501 and \$500,001 or \$172.35 and \$189.39 per square foot of building area, including land, respectively. The subject's assessment reflects a market value of \$416,660 or \$140.38 per square foot of building area, including land, which is below the two best comparable sales in this record. The Board gave little weight to the subject's sale due to the fact the sale did not occur proximate in time to the assessment date at issue. The Board gave less weight to the board of review's comparables #1 and #2, which sold less proximate in time to the assessment date than the other sales in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds 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: June 17, 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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