



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

APPELLANT: Lisa Toulon
DOCKET NO.: 22-31567.001-R-1
PARCEL NO.: 02-18-319-004-0000

The parties of record before the Property Tax Appeal Board are Lisa Toulon, the appellant, by Brian P. Liston, attorney-at-law 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: \$8,570
IMPR.: \$27,716
TOTAL: \$36,286

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 has an 8,162 square foot site improved with a two-story dwelling with a vinyl siding exterior that contains 1,871 square feet of living area.¹ The dwelling was built in 1980 and is approximately 42 years old. The subject property has a partial basement that is partially finished with a recreation room, central air conditioning, one fireplace, 2½ bathrooms, and a 2-car attached garage. The property is in Hoffman Estates, Palatine Township, Cook County. The subject is classified as a class 2-07 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The Board finds the best description of the size of the subject dwelling is contained in the appellant's appraisal that has a sketch of the home with measurements and calculations. The board of review provided no documentation in support of its description of the size of the subject dwelling.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$305,000 as of January 1, 2022. The appraisal was prepared by Thomas Boyle, Jr., an Associate Real Estate Trainee Appraiser, and David Conaghan, an Illinois Certified General Real Estate Appraiser. The purpose of the appraisal was to provide an opinion of market value of the real estate in order to establish an equitable ad valorem tax assessment. The fee simple property rights were appraised. The highest and best use as improved was determined to be the present use of the property. The report indicated that Boyle conducted an interior and exterior inspection of the property on March 20, 2023, while Conaghan conducted an exterior inspection on the same date.

The appraisers described the subject dwelling as being of good quality construction but to be in below average overall condition for the area. The appraisers also indicated that based on the interior inspection the subject dwelling needs a full paint job. They also indicated the ceiling tile in the basement is damaged from water and needs repair. Included within the appraisal was a page identified as Housing Price Forecast, 2022 from the Regional Economics Applications Laboratory, Institute of Government and Public Affairs, University of Illinois that included bar graphs depicting the annual percentage change in the median sales price of homes for Illinois and Chicago. The graphs depict a general trend of higher median prices for both Illinois and Chicago. The report indicated that the median prices in 2021 showed high growth in both Illinois and the Chicago PMSA (Primary Metropolitan Statistical Area) with the annual growth rates for each month for Illinois between 5.38% to 22.73% and for the Chicago PMSA between 5.45% and 20%.

The appraisers developed the sales comparison approach to value using five comparable sales described as being traditional style dwellings that range in size from 1,803 to 1,949 square feet of living area. Photographs of the comparables in the appraisal depict two-story, part two-story and part one-story, or split foyer style dwellings. The homes range in age from 34 to 45 years old. Three of the comparables have full or partial basements with finished area. Each property has central air conditioning, and an attached 1-car or 2-car garage. The comparables have 1½, 2 or 2½ bathrooms. Three of the comparables have one fireplace each. These properties have sites ranging in size from 4,719 to 7,888 square feet of land area. Each comparable is located in Hoffman Estates from .03 to .73 of a mile from the subject property. The sales occurred from September 2019 to September 2021 for prices ranging from \$268,500 to \$346,000 or from \$137.76 to \$191.90 per square foot of living area, including land. The appraisers adjusted the comparables for such factors as concessions, site size, age, condition, room count, gross living area, basement finish, garage space and fireplaces. Based on these considerations the appraisers indicated the comparables had adjusted sales prices ranging from \$269,500 to \$340,960. Based on this analysis the appraisers estimated the subject property had a market value of \$305,000 as of January 1, 2022.

The appellant requested the subject's total assessment be reduced to \$30,500 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,286. The subject's assessment reflects a market value of \$362,860 or \$193.94 per square foot of living area, including land, when using 1,871 square feet

of living area and 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 three comparables, two of which had sales information. Board of review comparable #3 had no sales information to address the appellant's overvaluation argument and will not be further discussed by this Board. Board of review comparables #1 and #2 consist of class 2-07 properties improved with two-story dwellings of frame exterior construction with 2,000 and 1,935 square feet of living area and are 35 and 43 years old, respectively. Each property has a full or partial unfinished basement, central air conditioning, one fireplace, 2½ bathrooms and a 2-car garage. The comparables have sites with 10,574 and 8,296 square feet of land area, respectively. The comparables have the same assessment neighborhood code as the subject and are located in the same block or ¼ of a mile from the subject property. The sales occurred in March 2022 and July 2021 for prices of \$449,000 and \$420,000 or for \$224.50 and \$217.05 per square foot of living area, including land respectively.

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 appellant submitted an appraisal of the subject property based on the sales comparison approach to value using five comparable sales. The Board finds comparable sales #3, #4 and #5 sold in August 2020, July 2020 and September 2019, respectively, or from approximately 16 months to 27 months prior to the assessment date at issue. The appraisers did not adjust the comparables for date of sale or time even though the appraisal contained a report that the median prices of homes was increasing during this period of time. Due to the lack of time adjustments and the proximity of time between these three sales and the assessment date at issue, little weight can be given these sales, which also detracts from the credibility of the value conclusion contained in report.

The two best sales in the appraisal are comparables #1 and #2 that are composed of homes containing 1,803 and 1,854 square feet of living area and are 36 and 34 years old respectively. These two properties sold in September 2021 and May 2021 for prices of \$346,000 and \$342,000 or for \$191.90 and \$184.47 per square foot of living area, including land, respectively. The appraisers adjusted these two properties for differences from the subject resulting in adjusted prices of \$340,960 and \$337,000, respectively. The board of review provided two sales that were generally similar to the subject in style, age, size and features. These properties sold in March 2022 and July 2021 for prices of \$449,000 and \$420,000 or for \$224.50 and \$217.05 per square foot of living area, including land, respectively. Board of review comparable #2 is practically identical to the subject in land area, size and features as well as being located in the same block as the subject property. This comparable sold for a price of \$420,000 or \$217.05 per square foot of living area, including land. In summary the best sales in this record sold for prices

ranging from \$342,000 to \$449,000 or from \$184.47 to \$224.50 per square foot of living area, including land. The subject's assessment reflects a market value of \$362,860 or \$193.94 per square foot of living area, including land, which is within the range established by the best comparable sales in the record and is below the price of the comparable most similar to the subject in location, age, size and features. Based on this evidence the Board finds the assessment of the subject property is reflective of the property's fair cash value 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: _____

November 25, 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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