



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

APPELLANT: Timothy Lynch
DOCKET NO.: 22-54349.001-R-1 through 22-54349.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Timothy Lynch, 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-54349.001-R-1	24-27-102-025-0000	1,508	17,020	\$18,528
22-54349.002-R-1	24-27-102-026-0000	1,508	17,019	\$18,527
22-54349.003-R-1	24-27-102-067-0000	945	0	\$945

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 three parcels, two of which are improved with a three-story, multi-family building of masonry exterior construction with 6,030 square feet of building area. The building is approximately 48 years old. Features of the building include a partial unfinished basement and 6 full bathrooms. The subject property has 8,340 square feet of land area¹ and is located in Alsip, Worth 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 completed Section IV – Recent Sale Data disclosing the subject property was sold on August 4,

¹ The appellant disclosed in Section III of the Residential Appeal petition the subject property has 8,340 square feet of land area.

2023 for a price of \$380,000 by sold by Timothy Lynch, as owner, using a contract for deed. The appellant further disclosed the parties to the transaction were not related, the property was advertised for sale in a multiple listing service for "6+ months," and the property was not due to foreclosure action. The appellant provided an unofficial copy of a trustee's deed, depicting Timothy and Nina Lynch, as trustees of the Lynch Family Trust, that conveyed the subject's three parcels to CCSV Investments LLC along with a printout indicating the subject sold on 8/4/2023 for \$380,000. Based on this evidence, 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" for only one of the subject's parcels and provided a notation indicating the subject's parcels ending in PINs #025 and #026 are prorated properties associated with the class 2-41 parcel ending in PIN #067. The appellant provided a copy of the Cook County board of review final decision disclosing the combined total assessment for the subject's three parcels of \$38,667. The subject's assessment reflects a market value of \$386,670 or \$64.12 per square foot of building area, land included, when using the level of assessments 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 comparables located within the same assessment neighborhood as the subject. The comparables consist of class 2-78, three-story dwellings of masonry exterior construction ranging in size from 4,136 to 6,078 square feet of living area. The dwellings are 40 to 49 years old. Each comparable has a partial or full basement with one having finished area and 4 or 6 full bathrooms. The comparables have from 7,375 to 19,027 square foot sites that sold from February 2020 to August 2021 for prices ranging from \$410,000 to \$425,000 or from \$67.46 to \$101.55 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 information regarding the sale of the subject property while the board of review submitted information on four comparable sales for the Board's consideration. The Board gives less weight to the sales presented by the board of review due to significant differences from the subject in their larger site sizes, smaller dwelling sizes and/or the February or March 2020 sale dates of three comparables that occurred less proximate in time to the January 1, 2022 assessment date at issue.

The Board finds the best evidence of market value in the record to be the purchase of the subject property on August 4, 2023 for a price of \$380,000. The appellant completed Section IV-Recent Sale Data of the Residential Appeal petition demonstrating the sale had elements of an arm's

length transaction. The record revealed the parties to the transaction were not related family members or corporations, the property was sold by the owner using a contract for deed, and the property had been advertised in an MLS listing for “6 + months.” Furthermore, the board of review did not present any substantive documentary evidence to challenge the arm's length nature of the transaction or to refute the contention that the purchase price was reflective of market value. The Board finds the purchase price of the subject property is below the market value of \$386,670 as reflected by the property's assessment. Based on this record, the board finds the subject's assessment is not reflective of market value and a reduction in the subject's assessment commensurate with the appellant's request 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:

March 17, 2026



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Timothy Lynch, by attorney:
Brian P. Liston
Law Offices of Liston & Tsantilis, P.C.
200 S. Wacker Drive
Suite 820
Chicago, IL 60606

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602