



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

APPELLANT: Osceola LLC
DOCKET NO.: 23-24556.001-R-1
PARCEL NO.: 09-24-206-005-0000

The parties of record before the Property Tax Appeal Board are Osceola LLC, 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: \$7,664
IMPR.: \$26,335
TOTAL: \$33,999

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 2023 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 split-level dwelling of frame and masonry exterior construction with approximately 1,229 square feet of living area.¹ The dwelling is approximately 62 years old. Features include a partial basement with finished area, central air conditioning, 1½ bathrooms which includes the basement bathroom, and a two-car garage. The property has a 6,968 square foot site and is located in Niles, Maine Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The appellant's appraiser included a schematic drawing of the home to support a size conclusion of 1,229 square feet of living area. The board of review set forth a dwelling size of 1,252 square feet, or 23 square feet larger than the appellant. The Board finds the appellant's reported dwelling size is the best and most supported data on the record, whereas the board of review provided no support for its size conclusion.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal prepared by Tom J. Boyle, Jr., an Associate Real Estate Trainee Appraiser, and David Conaghan, supervisor and a Certified General Real Estate Appraiser. The purpose of the appraisal is for an *ad valorem* tax assessment and Boyle performed an interior and exterior inspection of the property on March 20, 2023. Using the sales comparison approach to value, the appraisers estimate the subject property had a retrospective market value of \$300,000 as of January 1, 2022.

Boyle and Conaghan analyzed five sales of comparable properties located in Morton Grove or Niles and from .17 to .94 of a mile from the subject. As part of the appraisal, the comparables were said to be within one-mile of the subject and represent similar competitive neighborhoods and market area. The comparables bracket the subject both in land area and in dwelling size. The parcels range in size from 5,400 to 7,320 square feet and are each improved with a “ranch” residential dwelling of brick exterior construction. The homes are either 64 or 65 years old and range in size from 1,179 to 1,275 square feet of living area. Four comparables have basements with finished area, and comparable #1 has no basement. Each home has central air conditioning, 1 or 1½ bathrooms, and either a one-car or a two-car garage. Two homes each have one fireplace. As to condition, energy efficient items, and/or kitchen/bath finishes, the subject and each comparable is described as average. The sales occurred from March 2020 to August 2021 for prices of \$293,000 or \$295,000 and from \$229.80 to \$250.21 per square foot of living area, including land.

Next, the appraisers applied adjustments to the comparables to account for differences in land area, superior bathroom count, foundation/basement finish, garage capacity and/or fireplace feature when compared to the subject. Through this process, the appraisers set forth adjusted sales prices for the comparables ranging from \$290,000 to \$319,000, including land. In reconciliation based on the sales comparison approach, Boyle and Conaghan determined the subject has a market value of \$300,000 as of January 1, 2022. Based on the foregoing, the appellant requested a reduction in the subject’s assessment to reflect the appraised value conclusion.

Besides the appraisal evidence, the appellant also submitted a letter dated June 15, 2023 which was written by Conaghan and addressed to the Cook County Board of Review. The letter responds to a criticism that the appraisal utilized dwellings which “are in a different class than subject.” The appraiser stated the comparables were each single-family homes; appraisal methodology does not rely on classifications of properties, but utilizes the uniform standards of professional appraisal practice (USPAP); and the comparables only differ in size from 46 to 50 square feet when compared to the subject “[w]hich is pretty much the same.”

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,999. The subject's assessment reflects a market value of \$339,990 or \$276.64 per square foot of living area, including land, when 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 four comparable sales located in the subject’s assessment neighborhood code and the same

block or subarea. Comparable #4 is on the same street as the subject. The parcels range in size from 4,829 to 6,968 square feet of land area and are improved with a class 2-34 multi-level dwellings of masonry or frame and masonry exterior construction. The homes are 62 to 64 years old and range in size from 1,175 to 1,252 square feet of living area. Each home has a partial basement with finished area, 1, 1½ or 2 bathrooms, and a two-car garage. Three homes each have central air conditioning. The properties sold from September 2020 to August 2022 for prices ranging from \$310,000 to \$435,000 or from \$263.83 to \$348.56 per square foot of living area, including land. Based on the foregoing 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 an appraisal of the subject property with an opinion of value and the board of review submitted four comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's appraisal as the Board finds the record evidence establishes that there were at least two recent sales in the immediate vicinity of the subject which were more similar to the subject in split-level design than the ranch dwellings chosen by the appraisers. The Board finds that, in particular, board of review comparables #1 and #4 were sold in 2021 and 2022, are similar to the subject in many respects and are located in very close proximity to the subject. Therefore, given the concern related to the properties chosen by the appraisers for the sales comparison approach analysis, the Board finds the appraisers' value conclusion is not a credible or reliable indicator of the subject's estimated market value.

The Board finds the best evidence of market value to be the board of review comparable sales #1, #2 and #4, which are similar to the subject in most respects, although adjustments for differences in land area, dwelling size and/or bathroom count would be appropriate to make the properties more similar to the subject. The Board has given reduced weight to board of review comparable #3, which lacks air conditioning and has two full bathrooms and there are other sales in the record which are more similar to the subject.

The best evidence of market value presented as board of review comparable sales #1, #2 and #4 sold from January 2021 to August 2022 for prices ranging from \$365,000 to \$435,000 or from \$291.53 to \$348.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$339,990 or \$276.64 per square foot of living area, including land, which is below the range established by the best comparable sales in the record. Based on this evidence and after considering appropriate adjustments to the best comparable sales contained in the record, 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:

August 19, 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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