



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

APPELLANT: Donna Thompson
DOCKET NO.: 23-27393.001-R-1
PARCEL NO.: 27-34-412-031-0000

The parties of record before the Property Tax Appeal Board are Donna Thompson, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$4,712
IMPR.: \$26,287
TOTAL: \$30,999

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 1-story dwelling of frame and masonry construction with 1,898 square feet of living area. The dwelling is 26 years old. Features of the home include a full unfinished basement, central air conditioning and a 2-car garage. The property has a 3,696 square foot site and is located in Tinley Park, Orland Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable sales that are located within the subject's assessment neighborhood and within 0.13 of a mile from the subject. The comparables have sites ranging in size from 2,909 to 3,864 square feet of land area that are improved with class 2-95, 1-story or 2-story dwellings of frame and masonry construction ranging in size from 1,898

or 2,076 square feet of living area. The dwellings are from 17 to 28 years old. Two comparables have full basements, and comparable #3 has a crawl-space foundation. The dwellings have central air conditioning and a 2-car garage. The comparables sold from May 2021 to June 2023 for prices ranging from \$250,000 to \$295,000 or from \$131.72 to \$142.10 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,999. The subject's assessment reflects a market value of \$309,990 or \$163.32 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 four grid analyses each containing four comparable sales #1 through #4. For ease of reference, the second, third and fourth grid analyses will be renumbered as comparables #5 through #16, consecutively. The comparables are located within the same assessment neighborhood as the subject and within the same block or subarea as the subject or approximately ¼ of a mile from the subject. The sixteen comparables have sites ranging in size from 1,769 to 5,663 square feet of land area that are improved with class 2-95, 1-story or 2-story dwellings of masonry or frame and masonry construction ranging in size from 1,566 to 2,380 square feet of living area. The dwellings are from 17 to 28 years old. The dwellings have full basements with one having finished area, central air conditioning and either a 1-car or a 2-car garage. The comparables sold from December 2021 to November 2023 for prices ranging from \$273,000 to \$433,000 or from \$164.03 to \$208.23 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 parties submitted a total of nineteen comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables and the board of review comparables #3 through #8 and #10 through #16 due to the dissimilar 2-story designs of 15 comparables, dissimilar foundation type of appellant's comparable #3, 25% larger dwelling size of board of review comparable #12, and the smaller garage capacity of five board of review comparables. Additionally, the Board gives less weight to the appellant's comparables #1 and #3 as well as the board of review comparable #3 due to their 2021 sale dates occurring less proximate in time to the January 1, 2023 assessment date at issue than the other comparables in the record.

The Board finds the best evidence of market value to be the board of review's comparables #1, #2 and #9 which sold more proximate in time to the assessment date at issue and are 1-story

dwellings, like the subject. Furthermore, these comparables are mostly identical to the subject in property characteristics, except for the 17% smaller dwelling size of the board of review comparable #9. These three comparables sold from January 2022 to June 2023 for prices ranging from \$315,000 to \$340,000 or from \$176.50 to \$201.15 per square foot of living area, including land. The subject's assessment reflects a market value of \$309,990 or \$163.32 per square foot of living area, including land, which falls below the range established by the three best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not warranted.

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:

April 21, 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

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