



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

APPELLANT: Haughey Gerard
DOCKET NO.: 23-28753.001-R-1
PARCEL NO.: 22-27-207-023-0000

The parties of record before the Property Tax Appeal Board are Haughey Gerard, 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: \$2,929
IMPR.: \$41,070
TOTAL: \$43,999

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 two-story townhouse of frame and masonry exterior construction with 1,841 square feet of living area.¹ The dwelling is approximately 22 years old. Features of the home include a partial basement, central air conditioning, 2½ bathrooms and a 2-car garage. The property has a 2,663 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-95 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 a grid analysis with information on four comparable sales located within the subject's assessment neighborhood code and .12 of a mile from the subject. The comparables have parcels

¹ The Board finds that the subject is a two level townhouse with living area on both floors, based on the photograph of the subject, submitted by the board of review, which the appellant did not refute.

ranging in size from 2,412 to 2,931 square feet of land area and are improved with class 2-95 two-story townhouses of frame and masonry exterior construction, ranging in size from 2,284 to 3,132 square feet of living area. The dwellings are approximately 21 to 25 years old. Each comparable has a full basement, 2½ bathrooms, central air conditioning, and a 2-car garage. The comparables sold from December 2021 to December 2023 for prices ranging from \$451,000 to \$550,000 or from \$175.61 to \$217.82 per square foot of living area, including land. Based on this evidence, the appellant requested the subject's total assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,999. The subject's assessment reflects a market value of \$439,990 or \$239.00 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% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment, the board of review submitted a grid analysis with information on three comparable sales located within the subject's assessment neighborhood code and ¼ of a mile from the subject. The comparables have parcels ranging in size from 2,110 to 2,136 square feet of land area and are improved with class 2-95 two-story townhouses of frame and masonry exterior construction each with 2,036 square feet of living area. The dwellings are either 25 or 26 years old. Each property has a full basement, 2½ bathrooms, central air conditioning and a 2-car garage. The comparables sold from May to October 2020 for prices ranging from \$234,000 to \$319,000 or from \$114.93 to \$156.68 per square foot of living area, including land.

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 seven comparable sales for the Board's consideration. After analyzing the evidence submitted, the Board gave less weight to appellants' comparable #3 and #4 along with the board of review's comparables, which differ from the subject in dwelling size and/or sold in 2020 and 2021, dates more remote from the January 1, 2023, valuation date at issue than the remaining comparables in the record. As a result, these sales are less likely to reflect the subject property's market value as of the assessment date compared to other, more recent sales in the record.

On this record, the Board finds the best evidence of market value to be the appellant's comparables #1 and #2 which are located in the subject's assessment neighborhood code and are overall similar to the subject in parcel size, garage size, age, location, basement amenity and other features. However, these properties are larger in dwelling size when compared to subject, requiring a downward adjustment to account for this difference from the subject. The two best comparables in the record sold in October and December 2023 for \$497,500 and \$451,000,

respectively. These sales equate to \$217.82 and \$197.46 per square foot of living area, including land, and sold closest in time to the January 1, 2023, lien date. The subject's assessment reflects a market value of \$439,990 or \$239.00 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record in terms of overall value but above the highest value on a per square foot of living area basis.

According to the accepted real estate principle of economies of scale, when all other factors are similar, as the size of a property increases, the per unit value decreases, and in contrast, as size of property decreases, the per unit value increases. Thus, the subject being smaller than the best comparable sales, a higher market value per square foot is logical.

Based on this record and after considering adjustments to the best comparables in this record for differences from the subject in dwelling size, the Board finds that the appellant did not establish by a preponderance of the evidence that the subject property is overvalued. Therefore, based on the evidence, 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

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 16, 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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