



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

APPELLANT: Douglas & Deidre Lynch
DOCKET NO.: 23-49371.001-R-1
PARCEL NO.: 18-07-105-014-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Douglas & Deidre Lynch, the appellants, 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, PTAB hereby finds **A Reduction** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND: \$27,000
IMPR.: \$173,000
TOTAL: \$200,000

Subject only to the applicable State multiplier.

Statement of Jurisdiction

The appellants timely filed the appeal from a Cook County Board of Review decision 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

A 6,520 square feet, two-story brick building on a 20,000 square feet lot in Hinsdale, Lyons Township, Cook County constitutes the subject property. The 15-year-old residence included at least six bathrooms, central air conditioning, a full basement, and a garage.

The appellants contend the assessment in question overstates the subject's market value based on a recent appraisal. To demonstrate overvaluation, the appellants submitted an appraisal opining that the market valued the subject at approximately \$2,000,000 as of January 1, 2023 using only the sales comparison approach to valuation. The appraiser relied on four sales between December 2020 and May 2022 within .84 miles of the subject property for purchase prices ranging from \$1,910,000 to \$2,150,000, or between \$269.62 and \$378.86 per square foot of living area. The appraiser made up to a 7.6% net adjustment to the comparable sales prices to account for differences between the selected comparables and the subject, such as site and living area square

footage. Finally, the trainee appraiser opined that the highest and best use of the improved property was its present use after a March 7, 2024 inspection.

The county board of review responded in its “Notes on Appeal” that the subject was correctly assessed at \$246,870. The subject’s assessment reflects a market value of \$2,468,700, or \$378.63 per square foot, when using the 10% Cook County Real Estate Classification Ordinance level of assessment for class two properties. In defense of the assessment, the county board of review submitted information about four sales of two-story improvements, three of which are in the subject’s subarea, and one of unknown distance from the subject, as indicators of market value. The involved 12- to 20-year-old improvements of 5,123 to 6,422 square feet in size sold between February 2021 and September 2023 for sales prices from \$2,400,000 to \$3,100,000, or \$468.48 to \$540.25 per square foot.

Conclusion of Law

The appellants contend the market value of the subject property is not accurately reflected in the subject assessment for property tax purposes. When market value is the basis of the appeal, appellants must prove the property’s market value by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). Proof of market value may consist of a recent sale or appraisal of the subject property, comparable sales, or construction costs. 86 Ill. Admin. Code §1910.65(c). The Property Tax Appeal Board (PTAB) finds the appellants met this burden of proof and a reduction in the subject’s assessment is merited.

Of the parties’ submissions, the best evidence of market value resides in the appraisal submitted by the appellants. The appraiser developed the sales comparison approach to valuation using three sales within two years of the assessment date in question and one sale that closed two years and one month before the assessment date. An appraiser attested to the report’s compliance with industry standards and included some justification for the calculations, assumptions, and adjustments used in the valuation based on comparable sales. By contrast, the board of review submitted sales that contained unadjusted raw sales figures, one of which was of unknown distance from the subject property, rendering the board of review’s evidence less reliable as an indicator of subject value. Accordingly, PTAB finds the appellant credibly established the market value of the subject at \$2,000,000 in 2023. Because the \$246,870 subject assessment reflects a market value that exceeds the value established in this record (when applying the 10% assessment level for class two properties under the Cook County Real Property Assessment Classification Ordinance), PTAB concludes an assessment reduction is warranted. Accordingly, PTAB finds the appellant showed overvaluation by a preponderance of the evidence and the subject assessment in 2023 is reduced to \$200,000 based on the established market value in this record.

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

AGENCY

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