



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

APPELLANT: Belinda & Kevin Duellman
DOCKET NO.: 23-50559.001-R-1
PARCEL NO.: 04-26-303-008-0000

The parties of record before the Property Tax Appeal Board are Belinda & Kevin Duellman, 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, 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: \$20,048
IMPR.: \$44,452
TOTAL: \$64,500

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2-story dwelling of frame and masonry exterior construction with 2,665 square feet of living area. The home is approximately 55 years old. Features include a partial basement, central air conditioning, one fireplace, and a 2-car garage. The property has a 14,320 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellants submitted information, including property characteristics and appeal history printouts, on three equity comparables, two of which are located within the subject's assessment neighborhood code. The comparables are located from 148 feet to 2.3 miles from the subject. The comparables are improved with 2-story, class 2-78 dwellings of frame or frame and masonry exterior construction ranging in size from 2,596 to

2,928 square feet of living area. The homes range in age from 46 to 58 years old. Each comparable has a full or partial basement, one or two fireplaces, and a 2-car garage. Two comparables each have central air conditioning. The comparables have improvement assessments ranging from \$40,238 to \$46,936 or of either \$15.50 or \$16.03 per square foot of living area. Based on this evidence, the appellants requested that the improvement assessment be reduced to \$41,308.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,500. The subject property has an improvement assessment of \$44,452 or \$16.68 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located within the subject's assessment neighborhood code and within the subject's tax block. The comparables are improved with 2-story, class 2-78 dwellings of frame and masonry exterior construction ranging in size from 2,294 to 2,858 square feet of living area. The homes range in age from 56 to 58 years old. Each comparable has a full or partial basement, central air conditioning, one fireplace, and a 2-car garage. The comparables have improvement assessments ranging from \$41,315 to \$57,099 or from \$17.68 to \$20.11 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

Conclusion of Law

The appellants contend assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven suggested comparables for the Board's consideration. The Board gives less weight to the appellants' comparable #1 which is located over 2 miles from the subject, less proximate to the subject than other comparables in this record. The Board also gives less weight to the appellants' comparable #2 and board of review comparable #3 which lack central air conditioning, a feature of the subject and/or due to substantial differences from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellants' comparable #3 as well as board of review comparables #1, #2, and #4 which are overall more similar to the subject in design, age, dwelling size, and most features. These comparables have improvement assessments ranging from \$46,936 to \$57,099 or from \$16.03 to \$20.11 per square foot of living area. The subject's improvement assessment of \$44,452 or \$16.68 per square foot of living area falls below the range established by the best comparables in this record on an overall basis and within the range on a per square foot basis. After considering the adjustments to the best comparables for differences when compared to the subject, the Board finds the appellants did not

demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and 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: _____

September 16, 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

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

APPELLANT

Belinda & Kevin Duellman, 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