



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

APPELLANT: Pascal Yammine  
DOCKET NO.: 24-04021.001-R-2  
PARCEL NO.: 09-02-413-015

The parties of record before the Property Tax Appeal Board are Pascal Yammine, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. in Chicago; and the DuPage 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 **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$184,045  
**IMPR.:** \$691,547  
**TOTAL:** \$875,592

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 three-story dwelling of brick exterior construction with 5,260 square feet of living area. The dwelling was constructed in 2005. Features of the home include a full basement with finished area, central air conditioning, four fireplaces, and a 770-square foot garage. The property has a 15,070 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on January 21, 2021 for a price of \$2,300,000. The appellant reported that the sellers were Steven and Elizabeth Oakland, the parties to the transaction were not related, and the property sold through a realtor. The appellant also indicated the property was advertised for sale through the Multiple Listing Service (MLS) for a period of 149 days. The appellant also submitted an MLS sheet for a

different property. The appellant also submitted copies of the deed and settlement statement confirming the sale price.

In further support of the appellant's argument, the appellant submitted information on three comparable sales located within the subject's assessment neighborhood and within .3 of a mile of the subject. The comparables consist of three-story dwellings of brick exterior construction ranging in size from 4,783 to 5,969 square feet of living area. The homes were built in 2003 or 2006. Each dwelling has central air conditioning, one to three fireplaces, a full basement with finished area, and a garage ranging in size from 630 to 819 square feet of building area. The parcels range in size from 14,858 to 19,039 square feet of land area. The comparables sold from June 2022 to May 2024 for prices ranging from \$1,825,000 to \$2,610,000 or from \$381.56 to \$466.44 per square foot of living area, including land. Based on this evidence, the appellant requested a reduced assessment of \$751,084, for an estimated market value of \$2,253,477 or \$428.42 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$875,592. The subject's assessment reflects a market value of \$2,627,039 or \$499.44 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on five comparable sales located within the subject's assessment neighborhood and within .76 of a mile of the subject. The comparables consist of two-story or three-story dwellings of frame, brick, or frame and brick exterior construction ranging in size from 4,912 to 5,321 square feet of living area. The dwellings were built from 2000 to 2009. Each dwelling has central air conditioning, two to five fireplaces, a basement with finished area, and a garage ranging in size from 642 to 823 square feet of building area. The parcels range in size from 13,613 to 21,080 square feet of land area. The comparables sold from March 2022 to June 2024 for prices ranging from \$2,600,000 to \$3,900,000 or from \$490.51 to \$772.74 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.

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

The parties submitted evidence of the subject's sale and a total of seven comparable sales to support their respective positions before the Property Tax Appeal Board. The Board gives little weight to the sale of the subject, which occurred three years prior to the January 1, 2024 assessment date at issue in this appeal. The Board gives less weight to the appellant's comparable #3 and board of review comparable #2, which sold less proximate to the assessment date at issue than other sales in the record. The Board also gives reduced weight to board of review comparable #1, which differs from the subject in design.

The Board finds the best evidence of market value to be the appellant's comparable sales #1 and #2 along with board of review comparable sales #3 through #5, which are similar to the subject in age, location, dwelling size, and features. These most similar comparables sold from January to June 2024 for prices ranging from \$1,825,000 to \$3,900,000 or for \$381.56 to \$772.74 per square foot of living area, including land. The subject's assessment reflects a market value of \$2,627,039 or \$499.44 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. Based on this 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



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: \_\_\_\_\_

November 25, 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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