



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

APPELLANT: Daniel P. Walsh Trust
DOCKET NO.: 24-34813.001-R-1 through 24-34813.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Daniel P. Walsh Trust, the appellant, 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 **A Reduction** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
24-34813.001-R-1	14-19-113-012-0000	57,660	51,156	\$108,816
24-34813.002-R-1	14-19-113-013-0000	57,660	62,524	\$120,184

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 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 part 2-story and part 3-story dwelling of frame exterior construction with 4,858 square feet of living area.¹ The dwelling was constructed in 2009 and is 15 years old. Features of the home include a full basement, central air conditioning, two fireplaces, and a 2.5-car garage. The property has a 7,446 square foot site and is located in Chicago, Lakeview Township, Cook County. The subject is classified as a class 2-08 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 an appraisal estimating the subject property had a market value of

¹ The Board finds the appraisal submitted by the appellant to be the best evidence of the subject's age, dwelling size, and features.

\$2,290,000 as of January 1, 2024. The appraisal was prepared by Ibi Cole, a certified general real estate appraiser, and Steven Spychalski, a certified residential real estate appraiser.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach by examining five comparable sales located within .74 of a mile of the subject. The comparables are improved with dwellings ranging in size from 3,407 to 4,980 square feet of living area. The dwellings range in age from 0 to 19 years old. Each comparable has central air conditioning, a full basement, and a 2-car or 3-car garage. The parcels range from 3,125 to 4,687 square feet of land area. The sales occurred from August 2023 to June 2024 for prices ranging from \$1,700,000 to \$2,450,000 or from \$404.76 to \$663.05 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for dwelling size, site size, , condition, bathroom count, and other features to arrive at adjusted prices ranging from \$1,813,000 to \$2,480,000. Based on this data, the appraisers arrived at a market value of \$2,290,000 or \$471.39 per square foot of living area, including land, as of January 1, 2024.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the board of review final decision disclosing the total assessment for the subject of \$278,660. The subject's assessment reflects a market value of \$2,786,600 or \$573.61 per square foot of living area, land included, when using the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the subject's assessment neighborhood, three of which are within .25 of a mile of the subject. The comparables consist of 2-story class 2-08 dwellings of frame or masonry exterior construction ranging in size from 3,930 to 4,846 square feet of living area. The homes range from 8 to 17 years old. Each dwelling has central air conditioning, one to three fireplaces, a full basement, and a 2-car, 2.5-car, or 3-car garage. The parcels range in size from 3,720 to 6,200 square feet of land area. The comparables sold from February 2021 to August 2022 for prices ranging from \$1,438,686 to \$2,500,000 or from \$296.88 to \$636.13 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal and the board of review submitted four comparable sales for the Board's consideration. The Board finds the best evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$2,290,000 or \$471.39 per square foot of living area, including land, as of January 1, 2024. The appraisal was completed using comparable properties similar to the subject, which sold

proximate to the assessment date at issue, and contained appropriate adjustments to the comparable properties, which further advances the credibility of the report. The subject's assessment reflects a market value above the appraised value. The Board gave less weight to the comparables presented by the board of review, which sold less proximate to the assessment date at issue and/or differ from the subject in dwelling size. Based on the evidence in this record, the Board finds a reduction in the subject's assessment is 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:

May 19, 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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