



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

APPELLANT: Timothy & Janet Nance
DOCKET NO.: 24-40562.001-R-1
PARCEL NO.: 27-02-214-001-0000

The parties of record before the Property Tax Appeal Board are Timothy & Janet Nance, the appellants, 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 ***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:

LAND: \$6,300
IMPR.: \$57,969
TOTAL: \$64,269

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 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 1-story dwelling of masonry exterior construction with 3,392 square feet of living area. The dwelling is approximately 22 years old. Features of the home include a crawl space foundation, 3 full and 1 half bathrooms, central air conditioning, 2 fireplaces and a 3-car garage. The property has a 16,800 square foot site and is located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-04 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 printouts, on three comparables located within the subject's assessment neighborhood and within 0.12 of a mile from the subject property. Two comparables are located along the same street as the subject. The comparables consist of class 2-04, 1-story dwellings of

masonry exterior construction ranging in size from 3,180 to 3,536 square feet of living area. The dwellings are 21 or 23 years old. Each comparable has a full unfinished basement, 2½ or 3 bathrooms, central air conditioning, 2 fireplaces, and a 3-car garage. The comparables have improvement assessments ranging from \$55,014 to \$60,065 or for \$16.99 and \$17.30 per square foot of living area. Based on this evidence, the appellants requested that the subject's improvement assessment be reduced to \$57,969 or \$17.09 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$66,000. The subject property has an improvement assessment of \$59,700 or \$17.60 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four comparables located within the subject's assessment neighborhood and within the subject's block or approximately ¼ of a mile from the subject property. Three comparables are located along the same street as the subject. Comparable #4 is the same property as the appellants' comparable #1. The four comparables consist of class 2-04, 1-story or 1½-story dwellings of masonry exterior construction ranging in size from 3,023 to 3,428 square feet of living area. The comparables are 22 to 24 years old. Each comparable has a full basement with one having finished area, 2 or 3 full and 1 or 2 half bathrooms, central air conditioning and 3-car garage. Three comparables were reported to have a fireplace. The comparables have improvement assessments ranging from \$54,907 to \$62,356 or from \$17.30 to \$18.23 per square foot of living area. Based on this evidence, the board of review requested the 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 met his burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted six equity comparables for the Board's consideration, as one comparable is a common comparable. Each comparable is similar to the subject in location age, and dwelling size, except each comparable has a basement foundation relative to the subject's crawl space foundation. Nevertheless, the Board gives less weight to the board of review's comparable #3 due to its dissimilar 1.5-story design in relation to the subject's 1-story design.

The Board gives more weight to the appellants' comparables #2 and #3, the board of review's comparables #1 and #2 and the appellants' comparable #1/board of review comparable #4. These five comparables are similar to the subject in location, design, age, and dwelling size and/or some features, except the subject lacks a basement foundation. These five comparables have improvement assessments ranging from \$55,014 to \$60,065 or from \$16.99 and \$18.23 per square foot of living area. The subject's improvement assessment of \$59,700 or \$17.60 per square foot of living area falls within the range established by the best comparables in the record. After considering adjustments to the best comparables for differences from the subject, the Board

finds the appellants demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellants request 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:

March 17, 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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