



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

APPELLANT: Matthew Misch  
DOCKET NO.: 24-41782.001-R-1  
PARCEL NO.: 27-24-404-018-0000

The parties of record before the Property Tax Appeal Board are Matthew Misch, the appellant, 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 **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:** \$5,262  
**IMPR.:** \$18,480  
**TOTAL:** \$23,742

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 1-story dwelling of frame and masonry exterior construction with 1,047 square feet of living area. The dwelling is approximately 53 years old. Features of the home include a partial basement with finished area, central air conditioning and a 2-car garage. The property has an 8,770 square foot site and is located in Tinley Park, Orland Township, Cook County. The subject is classified as a class 2-03 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 information on four comparable sales located within the subject's assessment neighborhood and within 0.21 of a mile from the subject. The comparables have sites with 7,500 or 8,770 square feet of land area that are improved with class 2-03, 1-story dwellings of frame or frame and masonry exterior construction containing 1,120 or 1,218 square

feet of living area. The dwellings are from 50 to 54 years old. Three comparables have partial or full basements with two having finished area, and one comparable has a slab foundation. Each comparable has central air conditioning, and two comparables have a 2-car garage. The comparables sold from January 2022 to October 2024 for prices ranging from \$207,000 to \$240,000 or from \$169.95 to \$214.29 per square foot of living area, including land.

Based on this evidence the appellant requested the subject's assessment be reduced to \$20,482, which reflects a market value of \$204,820 or \$195.63 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$23,742. The subject's assessment reflects a market value of \$237,420 or \$226.76 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on three comparable sales that are located within the same assessment neighborhood and subarea as the subject. The comparables have sites from 6,825 to 9,591 square feet of land area that are improved with class 2-03, 1-story dwellings of frame or frame and masonry exterior construction containing 1,120 or 1,149 square feet of living area. The dwellings are each 52 years old. The comparables have partial or full basements with two having finished area, central air conditioning and either a 1.5-car or a 2-car garage. The comparables sold from June 2021 to May 2022 for prices ranging from \$287,275 to \$300,001 or from \$250.02 to \$267.86 per square foot of gross building 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.

The parties submitted seven comparable sales for the Board's consideration. The Board gives less weight to the appellant's sales #3 and #4 as well as the board of review's sales which sold in 2021 or 2022 less proximate in time to the January 1, 2024 assessment date at issue than other sales in this record. Moreover, appellant's comparable #4 lacks a basement foundation relative to the subject's partial basement with finished area.

The Board finds the best evidence of market value to be the appellant's comparables #1 and #2 which sold more proximate in time to the assessment date at issue and are relatively similar to the subject in location, age, dwelling size and most features. However, these comparables require adjustments for differences in features to make them more equivalent to the subject,

including but not limited to the lack of basement finish and a garage amenity for appellant comparable #1 and a lack of a half bathroom for appellant's sale #2. These two comparables sold for prices of \$230,000 and \$240,000 or \$205.36 and \$214.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$237,420 or \$226.76 per square foot of living area, including land, which is bracketed by the two best comparable sales in this record on an overall market value basis and above on a per square foot basis. Based on this evidence and after considering the adjustments to the two best comparable sales for differences from the subject, the Board finds a reduction in the subject's assessment based 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:

April 21, 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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