FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: JAMES & WHITNEY HOLINKA
DOCKET NO.: 25-20775.001-R-1
PARCEL NO.: 18-07-115-039-0000

The parties of record before the Property Tax Appeal Board (PTAB) are JAMES & WHITNEY HOLINKA, 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, PTAB hereby finds ***A Reduction*** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND:	$42,521
IMPR.:	$207,479
TOTAL:	$250,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2025 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

A 6,736 square feet, multi-level building of brick and stucco construction situated on a 31,497 square feet lot in Hinsdale, Lyons Township, Cook County constitutes the subject property. The four-year-old, owner-occupied home included 6.5 bathrooms, central air conditioning, an attached three-car garage, and a full basement. The appellant elected to forego a hearing on the petition.

The appellant asserts overvaluation as the basis of the appeal. To demonstrate the assessment exceeded the subject's market value, the appellant submitted an appraisal that opined the market valued the subject at approximately $2,200,000 as of January 1, 2023. Of the accepted approaches to value, the appraisal developed only the sales comparison approach. The appraiser relied on six sales of suggested comparables within .77 miles of the subject property. The sales closed between December 2020 and August 2022 for amounts ranging from $1,910,000 to $2,450,000, or between $269.62 and $500.00 per living square foot. Using the properties' listed characteristics, the

appraiser made up to a 13.5% gross adjustment to the comparable sale prices to address differences between the comparable and subject improvements. The appraisal described the narrower real estate market forecasts for 2023 relative to 2022 market conditions. The trainee appraiser opined that the highest and best use of the improved property was its present use after a November 22, 2023 inspection, the same date as the report.

The county board of review responded in its "Notes on Appeal" that the subject was correctly assessed at $270,808. The subject's assessment reflects a market value of $2,708,080, or $402.03 per square foot of living area when using the 10% Cook County Real Estate Classification Ordinance level of assessment for class two properties and the appellant's description of the subject's living square footage. In defense of the assessment, the county board of review submitted information about one sale of a purportedly comparable property within a quarter mile of the subject. The suggested comparable property sold in April 2024 for $3,750,000, or $585.57 per living square foot. This improvement was 6,404 square feet in area and featured a full basement, a three-car garage, and air conditioning.

Conclusion of Law

The subject property was before the Property Tax Appeal Board (PTAB) in 2023. The record shows that the reduced the subject property assessment to $250,000 for the 2023 assessment year in docket 23-51365.001-R-1. Because the 2025 tax year falls within the same triennial assessment period as 2023 for the Lyons Township, PTAB finds that the assessment for the 2023 tax year should be carried forward to 2025 subject only to equalization pursuant to section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

> If [PTAB] renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which [PTAB]'s assessment is based, or unless the decision of [PTAB] is reversed or modified upon review.

Applying the provisions of this section, PTAB finds that it issued a decision reducing the subject's assessment for the 2023 tax year that has, to its knowledge, not been reversed or modified upon review. In this case, PTAB notes that the subject property was an owner-occupied residence, that 2023 and 2025 were in the same general assessment period for the subject township, and that no evidence suggests the subject was sold at less than fair cash value subsequent to PTAB's decision for the 2023 tax year. For these reasons, PTAB finds that a reduction in the subject's 2025 assessment is justified to reflect the $250,000 total assessment in PTAB's decision for the 2023 tax year, plus any applicable equalization factor.

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:

C E R T I F I C A T I O N

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 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 9-215 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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