



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

APPELLANT: Yevgeny Goncharov  
DOCKET NO.: 19-20975.001-R-1  
PARCEL NO.: 04-01-412-069-0000

The parties of record before the Property Tax Appeal Board are Yevgeny Goncharov, the appellant, by attorney Katherine Amari O'Dell, of Amari & Locallo 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:

**LAND:** \$52,699  
**IMPR.:** \$55,801  
**TOTAL:** \$108,500

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 2019 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 two-story, Colonial style, dwelling with stucco exterior construction containing 6,581 square feet of living area. The dwelling was constructed in 1956. Features of the home include a 1,368 square foot basement, that is 75% finished, central air conditioning, two fireplaces and an attached 3-car garage. The property has a 39,037 square foot site and is located in Glencoe, New Trier Township, Cook County. The property is a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.<sup>1</sup>

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 \$1,085,000 as of August 1, 2018. The appellant's appraiser inspected the subject on August 1, 2018 and disclosed that the subject was vacant at the time of inspection, but the utilities were

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<sup>1</sup> The Board finds the best evidence of the description and features of the subject is the appellant's appraisal.

turned on and in working order. The subject's kitchen and bathrooms were remodeled five years previously and the subject previously sold in June 2016 for \$1,500,000. The appraiser also revealed that the subject is under contract for \$950,000, as a relocation sale transaction.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject. The appellant's appraiser selected six comparable properties that are located from .45 to 3.88 miles from the subject. The comparables have sites ranging in size from 15,644 to 52,272 square feet of land area that are improved with Colonial, Contemporary, Provincial or Traditional style dwellings containing from 4,774 to 8,007 square feet of living area. The homes range in age from 13 to 76 years old. The comparables have basements ranging in size from 1,500 to 3,000 square feet of building area, five of which have finished area, central air conditioning, from one to three fireplaces and garages ranging in size from a 2-car to a 4-car. Comparables #1, #3 and #4 also have inground swimming pools. Five of the comparables sold from October 2017 to July 2018 for prices ranging from \$933,684 to \$1,430,000 or from \$152.59 to \$222.73 per square foot of living area, including land. Comparable #6 has a listing price of \$1,175,000 or \$179.66 per square foot of living area, including land. After adjusting the comparables' sale prices or listing price for sales or financing concessions, location, site, view, gross living area, rooms below grade, energy efficient items, garage/carport, porch/patio/deck, fireplace(s) and other features (inground swimming pool), when compared to the subject, the appraiser estimated the comparables would have adjusted sale prices or listing price ranging from \$967,525 to \$1,266,365 or from \$120.83 to \$230.25 per square foot of living area, including land. Based on these adjusted prices, the appraiser estimated that the subject would have a market value of \$1,085,000 as of August 1, 2018. However, under reconciliation, the appraiser wrote, "The opinion of market value exceeds both the contract and list price as a result of the subject property currently being listed for sale below it's market value. The subject property was most recently reduced from \$1,199,900 to \$999,900 on 7/13/2018. The most recent price reduction to \$999,900 was offered for only 18 days. This is a relocation sale transaction and the subject property is currently being purchased for below it's market value."

Based on this evidence the appellant requested that the subject's total assessment be reduced to \$108,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$132,011. The subject's assessment reflects a market value of \$1,320,110 or \$200.59 per square foot of living area, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In response to the appellant's complaint, the board of review submitted four suggested comparable properties, one of which is located within the same neighborhood code as the subject. The comparables have sites ranging in size from 29,272 to 328,878 square feet of land area that are improved with two-story dwellings of masonry or frame and masonry construction ranging in size from 6,944 to 8,658 square feet of living area. The homes range in age from 13 to 96 years old and have other features with varying degrees of similarity to the subject. The comparables sold from August 2017 to January 2019 for prices ranging from \$1,775,000 to \$6,896,757 or from \$255.62 to \$796.58 per square foot of living area, including land. The board of review also disclosed that the subject was purchased in September 2018 for \$930,000.

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 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 \$1,085,000 as of August 1, 2018. The appraisal was completed using similar comparable properties, when compared to the subject, 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 gives less weight to the board of review's submission, as the board of review did not challenge the accuracy of the appellant's appraisal and instead, submitted unadjusted comparable sales that the Board finds do not support the subject's assessment. Two of the comparables have significantly larger sites than the subject, one is significantly newer than the subject and all but one of the properties sold for prices ranging from \$2,850,000 to \$6,896,757, which the Board finds would require consideration of an excessive amount of adjustments, when compared to the subject's estimated market value of \$1,320,110 as reflected by its assessment. Finally, the Board gives less weight to the subject's September 2018 purchase for \$930,000 due to its sale price being below its market value as documented by the appellant's appraisal.

Based on the evidence in this record, the Board finds a reduction in the subject's assessment commensurate with the appellant's 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.

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Chairman



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Member



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Member



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Member

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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 16, 2021



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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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Yevgeny Goncharov, by attorney:  
Katherine Amari O'Dell  
Amari & Locallo  
734 North Wells Street  
Chicago, IL 60654

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602