



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

APPELLANT: Mike Charewicz
DOCKET NO.: 19-49927.001-C-1 through 19-49927.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mike Charewicz, the appellant(s), 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
19-49927.001-C-1	02-02-101-022-0000	75,005	8,377	\$ 83,382
19-49927.002-C-1	02-02-101-023-0000	35,382	12,486	\$ 47,868

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2019. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

Findings of Fact

The subject consists of a two one-story buildings of steel construction with 9,527 total square feet of building area and a land-to-building ratio of 8.69:1. The buildings are 22 years old. The property's site is 82,784 square feet, and it is located in Palatine Township, Cook County. The subject is classified as a class 5-22 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 \$525,000 as of January 1, 2019. The appraisal states that the two subject buildings have a combined improvement size of 9,527 square feet of building area, and that there is paved parking available. Sale comparable #5 was listed as being in average condition and not adjustment was made to this comparable for this factor. The appraisal states that the sale transactions for the eight sale

comparables were verified through the CoStar listings and the Cook County Assessor and Cook County Recorder of Deeds' records. Additionally, the appraisal states that sale comparable #9 was in fair condition, and that "CoStar notes deferred maintenance." Comparable #9 was adjusted upward 5.00% to account for condition. Sale comparables #3 and #8 were both REO sales, while sale comparable #4 was a bankruptcy sale. The appraisal states that all three of these properties were adjusted upward 10.00% to account for these sale conditions. The sale comparables have land-to-building ratios ranging from 1.21:1 to 2.98:1, and all of the sale comparables were adjusted upward 5.00% for this factor. The appraisal also states that the subject's construction class is a "Class S" while the sale comparables are all "Class C." All of the sale comparables were adjusted downward 10.00% to account for the difference in construction class. The sale comparables were located from 2.3 miles to 20.18 miles away from the subject, and none of the sale comparables were adjusted for location. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$131,250.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$220,214. The subject's assessment reflects a market value of \$880,856 when applying the 2019 statutory level of assessment for class 5 property of 25.00% under the Cook County Real Property Assessment Classification Ordinance.

The board of review did not submit any evidence in support of the subject's current assessment.

At hearing, the appellant called Shawn Schneider to testify. After *voir dire*, the Board accepted Mr. Schneider as an expert in real estate valuation for properties such as the subject without objection from the board of review.¹ Mr Schneider testified that he completed the appraisal previously submitted by the appellant, that he inspected the subject property, and that he utilized the income capitalization approach and the sales comparison approach in concluding that the subject's market value as of January 1, 2019 was \$525,000.

During cross-examination, Mr. Schneider testified that he personally measured the improvement sizes of the subject's two buildings, but that he did not recall the breakdown of the improvement sizes between the two buildings. The expert witness next testified that the subject contains 62 total lined parking spaces.

He further testified that there were no "interior conditions" of sale comparable #5 that would have affected the sale price. The board of review analyst asked Mr. Schneider a question about information on the CoStar listing for sale comparable #5, and Mr. Schneider was unable to answer the question without referring to the listing. The board of review analyst offered the CoStar listing into evidence for the limited purpose of refreshing the witness's recollection, but was unable to provide the entire document after multiple requests. The board of review analyst then abandoned her attempt to refresh the witness's recollection with the CoStar listing.

Next, Mr. Schneider testified that he reviewed the Cook County Assessor's webpage in gathering information for sale comparable #7, and that that property was listed as a class 6 property² at the

¹ *Voir dire* was conducted during the hearing for docket number 19-49921, which was conducted earlier on the same day as the hearing for the instant appeal.

² The Cook County Assessor defines class 6 property as "industrial incentive" property.

time he prepared the appraisal. However, he further testified that he does not value properties based on how they are taxed or if they have a tax incentive, and did not do so for comparable #7.

Mr. Schneider could not recall the type of deed he reviewed in gathering information for sale comparable #8. The board of review analyst offered the deed into evidence for the limited purpose of refreshing the witness's recollection, and the Board did, in fact, accept the deed into evidence, without objection from the appellant's attorney. The deed was marked as board of review Exhibit #1. The witness then testified that he did not recall ever viewing this deed.

Mr. Schneider then testified that the 5.00% upward adjustment for condition made to sale comparable #9, the 10.00% upward adjustments made for sale conditions to sale comparables #3, #4, and #8, the 5.00% upward adjustments for land-to-building ratio made to all of the sale comparables, and the 10.00% downward adjustments for construction class made to all of the sale comparables were all based on his knowledge and experience in appraising properties. The witness then testified that the subject and the comparable properties were all in similar locations.

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 proven 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 meet 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. The appraiser credibly testified at the hearing regarding the appraisal. The board of review analyst asked several questions of the appraiser during cross-examination regarding various decisions and inputs that went into preparing the appraisal, and the appraiser competently testified as to each of these factors. Moreover, the board of review did not submit any evidence to rebut or challenge any portion of the appraisal. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board finds the subject property had a market value of \$525,000 as of the assessment date at issue. Therefore, based on this record, the Board finds the appellant has proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's assessment is warranted. Since market value has been established, the 2019 statutory level of assessment for class 5 property under the Cook County Real Property Assessment Classification Ordinance of 25.00% shall apply.

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 20, 2025



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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