



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

APPELLANT: Jerry Graunke  
DOCKET NO.: 20-39768.001-R-1  
PARCEL NO.: 14-32-227-026-0000

The parties of record before the Property Tax Appeal Board are Jerry Graunke, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC 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 **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:** \$22,935  
**IMPR.:** \$88,863  
**TOTAL:** \$111,798

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 2020 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 2-story townhome of masonry exterior construction with 2,464 square feet of living area. The home is approximately 130 years old. Features of the home include an unfinished basement, central air conditioning, two fireplaces, and a 1.5-car garage. The property has a 2,085 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-10 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 with the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 1,283 to 4,468 square feet of land area. The comparables are improved with class 2-10 townhomes of masonry exterior construction ranging in size from 2,227 to 4,025 square feet of

living area. The homes range in age from 94 to 130 years old. Each comparable has a basement with one having finished area and central air conditioning. Three comparables each have one or two fireplaces. The properties sold from February to September 2018 for prices ranging from \$835,000 to \$1,600,000 or from \$350.59 to \$397.52 per square foot of living area, land included.

Based on this evidence the appellant requested that the subject's assessment be reduced to \$93,368 which would reflect a total market value of \$933,680 or \$378.93 per square foot of living area, land included, 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 \$111,798. The subject's assessment reflects a market value of \$1,117,980 or \$453.73 per square foot of living area, land included, 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 one comparable sale<sup>1</sup> with the same assessment neighborhood code as the subject. This comparable has a site with 2,750 square feet of land area. The comparable is improved with a 2-story townhome of masonry exterior construction with 2,200 square feet of living area. The home is 140 years old. The comparable has a basement with finished area, central air conditioning, two fireplaces, and a 2-car garage. The property sold in April 2019 for a price of \$1,830,000 or \$831.82 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be sustained.

### **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 record contains five suggested comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparable #4 which differs from the subject in dwelling size.

The Board finds the best evidence of market value to be the appellant's comparables #1, #2, and #3, despite their 2018 sales dates, and the board of review comparable #1 which sold proximate in time to the subject's 2020 assessment date. The Board finds that the four comparables are similar to the subject in location, age, dwelling size, and some features; however the appellant's comparables each lacks a garage which is a feature of the subject and the board of review comparable has a finished basement which is not a feature of the subject. The properties sold

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<sup>1</sup> The board of review provided equity data only for comparables #2 and #3 which is not responsive to the appellant's overvaluation argument and will not be considered in this appeal.

from February 2018 to April 2019 for prices ranging from \$835,000 to \$1,830,000 or from \$350.59 to \$831.82 per square foot of living area, land included. Furthermore, the Board gives most weight to board of review comparable #1 which sold most proximate to the assessment date at issue. The subject's assessment reflects a market value of \$1,117,980 or \$453.73 per square foot of living area, land included, which falls within the range established by the best comparable sales in the record and is well supported by the most recent sale. Based on the record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's estimated market value as reflected by its assessment is not warranted.

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: June 27, 2023



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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

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