



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

APPELLANT: George Brodsky
DOCKET NO.: 20-43919.001-C-1 through 20-43919.002-C-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are George Brodsky, the appellant, by attorney Adam E. Bossov, of the Law Offices of Adam E. Bossov, P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-43919.001-C-1	10-18-107-020-0000	10,920	1,235	\$12,155
20-43919.002-C-1	10-18-107-046-0000	43,687	59,718	\$103,405

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 is improved with a 34-year-old, one-story, office building (currently utilized as a medical office) of masonry construction with 3,084 square feet of building area. The property has a 15,633 square foot site and is located in Morton Grove, Niles Township, Cook County. The property is a class 5 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 \$325,000 as of January 1, 2019. The appraisal used the sales comparison approach.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$115,560. The subject's assessment reflects a market value of

\$462,240 or \$149.88 per square foot of building area, including land, when applying the Cook County Real Estate Classification Ordinance level of assessment for class 5 property of 25%.

The board of review did not submit any additional evidence in support of its Notes on Appeal.

In rebuttal, the appellant submitted a letter asserting that the that the appellant has met the burden of proof. Additionally, appellant requested the board of review be found in default for failing to submit evidence.

The matter was set for a hearing before an ALJ on September 16, 2024. Before the scheduled hearing, however, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been submitted.

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). Winnebago County Bd. Of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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.

As a threshold matter, the PTAB finds that when a board of review timely files it "Notes on Appeal," the board of review is not in default.

Here, the appellant's suggested comparables are not sufficiently similar to the subject that the difference in assessments demonstrates overvaluation by a preponderance of the evidence. Comparables #3, #4 and #5 have building areas substantially larger than the subject. Comparables #1 and #4 are significantly older than the subject property; while all comparables have significantly inferior land-to-building ratio's than the subject. Furthermore, the appraisal states that adjustments were made to the sales prices of the comparables to reflect differences between each of them and the subject property in things such as age, building area size, and land-to-building ratio, but it does not specify the amounts of any of those individual adjustments. The appraisal also fails to specify the total amounts of the adjustments made to any of the comparables. As such the Board gives no weight to the value conclusion contained in the appraisal due to its reliance on comparable sales that do not help to accurately determine the subject's market value for the lien year of this appeal. Under these circumstances, the appellant has not shown by a preponderance of the evidence that the appraiser's valuation of the subject is correct.

While the board of review failed to submit supporting evidence, the appellant ultimately had the burden of showing overvaluation in the assessment process by a preponderance of the evidence. For the reasons stated above, the appellant failed to satisfy this burden, and a reduction in the subject's 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.



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 15, 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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