



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

APPELLANT: Joe Wenn  
DOCKET NO.: 21-31548.001-R-1  
PARCEL NO.: 17-17-318-023-0000

The parties of record before the Property Tax Appeal Board are Joe Wenn, the appellant, by attorney Joanne Elliott, of Elliott & Associates Attorneys, PLLC in Des Plaines; 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:** \$14,063  
**IMPR.:** \$50,937  
**TOTAL:** \$65,000

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 2021 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 an approximately 119-year-old, two-story, multi-family dwelling of masonry construction with 2,780 square feet of living area. Features of the home include a partial unfinished basement, six bedrooms and two full bathrooms. The property has a 3,125 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant asserts overvaluation in this appeal. In support of this argument, the appellant submitted evidence disclosing that the subject property was purchased August 20, 2020, for a price of \$650,000. Additionally, appellant submitted a copy of the settlement statement, the closing disclosure form, bill of sale, affidavit of title and the MLS printout. Appellant also requested that the Board apply the 2020 adjusted median ratio of 8.31% of fair market value

based on the Illinois Department of Revenue's 2020 sales-ratio study. Appellant supported the request with the IDOR's press release dated June 29, 2021. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$54,015.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$71,999. The subject's assessment reflects a market value of \$719,990 or \$258.99 per square foot of living area, land included, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four suggested equity comparables, none of which contained sales data. The board of review noted the subject property sold in October 2020 for \$650,000.

### **Conclusion of Law**

As a preliminary matter, the Board finds the appellant's assertion that an 8.31% assessment level should apply based on the Department of Revenue's sales-ratio study for 2020 and 86 Ill.Admin.Code §1910.50(c)(2)(A) is misguided. This rule allows annual sales ratio studies from the previous three years to be considered at the Board's discretion. Appellant did not submit any sales ratio studies and only provided a press release from the Illinois Department of Revenue in support. Accordingly, the Board will apply the assessment level as established by the Cook County Real Property Assessment Classification Ordinance of 10% to any market value established by the Board.

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 meet this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds that the sale of the subject property in August 2020 for a price of \$650,000 is the best evidence of market value. The appellant completed Section IV - Recent Sale Data of the PTAB residential appeal form and disclosed that the property was sold by a realtor (Berkshire Hathaway) and was advertised for sale on the MLS for a period of four days. The appellant disclosed that it was not sold due to a foreclosure action. The appellant stated the sale was not a transfer between family members or related corporations. Notably, the board of review did not contest the conditions of the sale. As supporting evidence, the appellant also submitted the multiple documents including: the settlement statement, closing disclosure form, bill of sale affidavit of title and the MLS printout, which shows the appellant paid \$25,000 over the asking price. Accordingly, the Board determines that 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 justified, albeit less than requested.

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: \_\_\_\_\_

August 19, 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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