



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

APPELLANT: Joe Bergman
DOCKET NO.: 21-33640.001-R-1
PARCEL NO.: 17-19-316-040-0000

The parties of record before the Property Tax Appeal Board are Joe Bergman, the appellant(s), by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; 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: \$9,000
IMPR.: \$51,000
TOTAL: \$60,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 a 3,000 square foot parcel of land improved with a 138-year-old, three-story, masonry, multi-family dwelling, containing 3,142 square feet of living area and a coach house with 640 square feet of living area. The property is located in Chicago, West Chicago Township, Cook County and is a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation, assessment inequity, and a contention of law as the bases of the appeal. In support of its overvaluation argument, appellant submitted an appraisal estimating the subject property had a market value of \$600,000 after appropriate adjustments, as of January 1, 2021. The appraiser utilized the sales comparison approach based on three rental and three sales comparables and made appropriate adjustments.

In support of its assessment inequity argument, appellant submitted information on eight suggested equity comparables. Four of appellant's equity comparables were each improved with either a two-story or a three-story, multi-family dwelling of masonry construction. They ranged: in size between 3,054 and 3,186 square feet of living area; in age between 106 and 128 years old; and in improvement assessment between \$8.05 and \$11.07 per square foot of living area.

The other four equity comparables for the subject coach house submitted by appellant were each improved with a one-story, coach dwelling of masonry construction. They ranged: in size between 680 and 704 square feet of living area; in age between 123 and 133 years old; and in improvement assessment between \$17.93 and \$23.24 per square foot of living area.

Appellant also included a copy of the board of review's written decision reflecting a final assessment for the subject property of \$66,082. Based on this evidence, appellant requested a reduction in the subject's assessment to \$45,781.

The board of review submitted its "Board of Review Notes on Appeal" depicting a total assessed valuation of \$66,082, with an improvement assessment of \$57,082, or \$18.17 per square foot of living area. The subject's assessment reflects a market value of \$660,820, or \$210.32 per square foot of living area when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted four comparable properties. Each of the comparable properties were improved with a one-story, single-family dwelling, of frame construction and ranged in size between 630 and 680 square feet of living area and in assessment between \$25.19 and \$27.65 per square foot of living area. They ranged in age between 118 and 138 years old. Two board of review's comparables sold between May of 2019 and May of 2021 for prices ranging from \$381.76 and \$495.31 per square foot of living area, including land.

In rebuttal, appellant argued that the board of review failed to meet its burden of proof by its four comparable properties. Appellant submitted a letter stating all four of the board of review's comparables are superior and/or not similar to the subject property in size and/or amenities.

This matter was set to proceed to hearing. Prior to hearing, the parties submitted a written request to waive hearing and for this matter be written on the evidence previously submitted. The administrative law judge granted the parties' request.

Conclusion of Law

Appellant contends overvaluation, assessment inequity, and a contention of law as the bases of the appeal.

As to appellant's contention of law argument, Property Tax Appeal Board (PTAB) Rule §1910.69(a) "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. Additionally, "The Property Tax Appeal Board may consider appeals based upon contentions of law. Such contentions of law

must be concerned with the correct assessment of the subject property. If contentions of law are raised, the party *shall submit a brief in support of his position.*” 86 Ill.Admin.Code §1910.65(d). PTAB Rules also provide that the “[f]ailure of any party to comply fully with all rules and/or specific requests of the Property Tax Appeals Board ... shall result in the default of that party.” PTAB Rules provide that “[u]nder the burden of going forward, the contesting party must provide substantive, documentary evidence or legal argument sufficient to challenge the correctness of the assessment of the subject property. **Failure to do so will result in the dismissal of the appeal.**” Ill.¹ Admin Code, Title 86, Chapter II, Part 1910, §1910.63(b) (“PTAB Rules”). (emphasis added). In this case, the Board notes appellant selected “contention of law” in its appeal form but did not include a legal brief or any legal argument for its contention of law basis. Therefore, the Board gives no weight to appellant’s contention of law basis for its appeal.

Turning to the appellant’s market value argument, 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 the best evidence of market value to be *the appraisal submitted by appellant*. The appraiser utilized the sales comparison approach based on three sales and three rental comparables. After the appraiser made appropriate adjustments, the appraiser estimated the market value of the subject property to be \$600,000 as of January 1, 2022. The subject’s assessment of \$66,082 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 \$600,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)). The Board now finds the subject property fairly and equitably assessed.

¹ If a contention of law was the sole basis of this appeal a dismissal of this appeal would have been the likely outcome.

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: _____

September 16, 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

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

APPELLANT

Joe Bergman, by attorney:
Stephanie Park
Park & Longstreet, P.C.
1620 W Colonial Pkwy.
Inverness, IL 60067

COUNTY

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