



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

APPELLANT: Colleen Badke  
DOCKET NO.: 21-38909.001-R-1  
PARCEL NO.: 14-20-318-050-1001

The parties of record before the Property Tax Appeal Board are Colleen Badke, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; 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:** \$22,771  
**IMPR.:** \$64,979  
**TOTAL:** \$87,750

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 a duplex condominium with 2,222 square feet of building area. The condominium is 7 years old. Features include central air conditioning, two fireplaces and a 1-car garage. The property is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-99 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 \$877,500 as of February 7, 2020.

The appellant's appraisal was completed using the sales comparison approach to value property in estimating a market value for the subject. The appellant's appraiser selected five comparable

properties located within .87 of a mile from the subject. The comparables have varying degrees of similarity to the subject. Four of the properties sold from May to September 2019 for prices ranging from \$847,500 to \$905,000 or from \$368.75 to \$500.00 per square foot of building area, including land. Comparable #5 had an asking price of \$885,000 or \$382.45 per square foot of building area, including land. After adjusting the comparables' sale and asking prices for differences when compared to the subject, the appraiser estimated the comparables would have adjusted prices ranging from \$860,000 to \$912,200. Based on these comparable prices, the appraiser estimated that the subject would have a market value of \$877,500 or \$394.91 per square foot of building area, including land, as of February 7, 2020.

The appellant included Multiple Listing Service (MLS) information revealing the subject was purchased in April 2020 for \$877,500, as well as a copy of the subject's Warranty Deed.

Based on this evidence, the appellant requested that the subject's assessment be reduced to reflect the recent appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$89,484. The subject's assessment reflects a market value of \$894,840 or \$402.72 per square foot of living area, including land, 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 a document entitled Condominium Analysis Results for 2021. The analysis used two sales, one of which was the subject's May 2020 sale for \$877,500 and the other was a April 2021 sale for \$675,000. Given the two sales, the board of review arrived at a total adjusted consideration for the units that sold of \$1,552,500 which sold units had an 72.0000% ownership interest in the condominium. Dividing the total adjusted consideration by the percentage of ownership in the condominium resulted in a full value of the condominium building as reported by the board of review of \$2,156,250. Applying the 10% Ordinance level of assessment for class 2-99 property results in a total combined taxable assessment of \$215,625. Multiplying the total combined taxable assessed value by the subject's 41.5000% ownership results in a full assessed value for the subject unit of \$89,484. Based on this evidence the board of review requested confirmation of the subject's assessment.

The appellant submitted rebuttal critiquing the board of review's submission.

### **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 met 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 estimating the subject property had a market value of \$877,500 as of February 7, 2020. The appellant's appraiser selected comparable properties that are similar to the subject and made logical adjustments to the comparables, to support the appraisal's estimate of the subject's market value. The subject's assessment reflects a market value above the best evidence of market value in the record. The Board gave less weight to the board of review's analysis of comparable sales, as the board of review did not challenge the accuracy of the appellant's appraisal but instead submitted an additional comparable sale that was not adjusted for its differences when compared to the subject. Additionally, the Board finds the subject's sale in April 2020 supports the appellant's appraisal value. Based on this evidence the Board finds a reduction in the subject's assessment commensurate with the appellant's request is justified.

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: March 18, 2025



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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

AGENCY

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