



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

APPELLANT: Kevin Shaughnessy
DOCKET NO.: 21-41690.001-R-1
PARCEL NO.: 14-29-115-038-0000

The parties of record before the Property Tax Appeal Board are Kevin Shaughnessy, the appellant(s), 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 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: \$54,250
IMPR.: \$6,250
TOTAL: \$60,500

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 is improved with a one-year-old, two-story, building of masonry exterior construction. It contains 2,895 square feet of gross building area. Features of the subject include a full finished basement, central air conditioning, three fireplaces, and a two-car garage. The property is situated on 3,100 square feet of land in Lake View Township, Cook County. The subject is classified as a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument, the appellant submitted a settlement statement that disclosed the subject property was purchased on May 27, 2020, for \$605,000. The subject's sale price reflects a market value of \$208.98 per square foot of

gross building area including land. The appellant submitted a brief in which he disclosed: the subject property had been purchase in 2020; that the residential improvement on it was torn down for new construction; that the site was under construction for all of 2021 until April 2022; that as a result of the construction, the subject property was unoccupied for 2021. The appellant also submitted a real estate contract; the Multiple Listing Service (MLS) summary report; various photographs of the new construction; a Cook County Board of Review Vacancy/Occupancy Affidavit disclosing the subject was unoccupied during 2021; a building permit issued August 12, 2020; architectural drawings of the new construction. The appellant provided information in Section IV–Recent Sale Data of the Residential Appeal that the subject was not transferred between related parties; was advertised and sold by a realtor; was not sold due to a foreclosure. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price when applying the 2021 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$130,113. The subject's assessment reflects a market value of \$1,301,130, or \$449.44 per square foot when applying the 2021 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on three suggested comparable sales.

In rebuttal, the appellant submitted a one-paragraph argument that the board of review did not submit evidence in support of the assessment, and that the subject had been purchased for demolition and new construction.

The parties did not produce witnesses for hearing. They argued their respective cases based on the documentary evidence previously submitted. The appellant reiterated the request for a reduction based on the 2020 purchase price or, in the alternative, a credit for uninhabitability. The appellant acknowledged at hearing that he lacked evidence of vacancy as an alternative argument in the 2021 lien year. The appellant submitted two prior Board decisions for support of a vacancy argument: docket numbers 16-39525 and 19-34813. The board of review did not object.

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's decisions are fact specific and based upon the record of each case. The Board is not bound by its prior decisions. See *Board of Education of Ridgeland School District No. 122 v.*

Property Tax Appeal Board, 2012 IL App (1st) 110461, ¶33. Consequently, the Board does not give any weight to the two prior Board decisions cited and submitted by the appellant.

The appellant's argument for an assessment reduction due to vacancy is without merit. He failed to support this argument with persuasive statutory and case law. Likewise, his uninhabitability argument is unpersuasive. The uninhabitable condition of the subject property was due to the purchaser's own volition by demolishing the existing improvement and undergoing new construction.

However, the Board finds the best evidence of market value to be the purchase of the subject property in May 2020 for \$605,000. The preferred argument would have been to track the information to be provided in the Petition's Section VI—Recent Construction Information on Your Residence. Nevertheless, the evidence established the subject property's purchase price, demolition, and new construction. The appellant provided information in Section IV—Recent Sale Data of the appeal that the parties to the transaction were not related; that the property was sold using a Realtor; that the property had been advertised on the open market. In further support of the transaction, the appellant submitted: a copy of the sales contract; the settlement statement; the MLS summary report; photographs of new construction; a demolition permit. There was no evidence the subject was sold short or from a foreclosure. The Board finds the purchase price was below the market value reflected by the assessment. Based on this record, the Board finds the subject property had a market value of \$605,000 as of January 1, 2021, and that a reduction in the subject's assessment is justified. Since market value has been determined, the 2021 level of assessment of 10.00% for Class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply.

This decision applies solely for the 2021 lien year since it is based on new construction. The Board notes the subject property was not owner-occupied during 2021.

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: _____

October 21, 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

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