



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

APPELLANT: Anna Colletti  
DOCKET NO.: 21-41914.001-R-1  
PARCEL NO.: 13-24-320-030-0000

The parties of record before the Property Tax Appeal Board are Anna Colletti, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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:** \$15,103  
**IMPR.:** \$9,920  
**TOTAL:** \$25,023

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 1-story dwelling of frame exterior construction with 740 square feet of living area. The dwelling is approximately 123 years old. Features of the home include a concrete slab foundation.<sup>1</sup> The property has an approximately 3,020 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-02 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 information on four comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 2,977 to 3,150 square feet of land area and are improved with class 2-02 dwellings of frame

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<sup>1</sup> The Board finds the best description of the subject was found in the grid analysis submitted by the board of review and not refuted by the appellant.

exterior construction ranging in size from 798 to 920 square feet of living area. The homes range in age from 65 to 138 years old. Each comparable has a concrete slab foundation and central air conditioning. Three properties have either a 1-car or a 2-car garage. The properties sold from July 2019 to April 2021 for prices ranging from \$245,000 to \$335,000 or from \$293.77 to \$388.47 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$25,023 which reflects a market value of \$250,230 or \$338.15 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$40,115. The subject's assessment reflects a market value of \$401,150 or \$542.09 per square foot of living area, land included, 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 information on four comparable sales located in the same assessment neighborhood code as the subject and either on the same block or within ¼ of a mile from the subject property. Board of review comparables #2, #3 and #4 lack any sale information and therefore shall not be analyzed or discussed further. Comparable #1 has a 3,150 square foot site size that is improved with a 1-story class 2-02 dwelling of frame exterior construction. The dwelling has 760 square feet of living area and is 133 years old. Other features of the property include a full unfinished basement and a 2-car garage. The comparable sold in April 2021 for a price of \$450,000 or \$592.11 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 proven 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 parties submitted five comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #1 and #4 which sold in 2019, less proximate in time to the January 1, 2021 assessment date, and/or are less similar to the subject in age. The Board gives less weight to board of review comparable #1 which differs from the subject in foundation type and garage amenity.

The Board finds the best evidence of market value to be appellant comparables #2 and #3 which are more similar to the subject in location, age, class code and dwelling size. Although these properties each have central air conditioning and one has a garage amenity unlike the subject, suggesting downward adjustments are needed to make these properties more equivalent to the subject. These two best comparables sold in April 2020 and March 2021 for prices of \$245,000

and \$335,000 or \$306.25 and \$364.13 per square foot of living area, land included, respectively. The subject's market value of \$401,150 or \$542.09 per square foot of living area, land included falls above the two best comparables in this record. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is excessive and a reduction in the subject's assessment, commensurate with the request is 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: \_\_\_\_\_

January 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

AGENCY

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

APPELLANT

Anna Colletti, by attorney:  
Robert Rosenfeld  
Robert H. Rosenfeld & Associates, LLC  
40 Skokie Blvd  
Suite 150  
Northbrook, IL 60062

COUNTY

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