



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

APPELLANT: James Matanky
DOCKET NO.: 21-46066.001-R-1
PARCEL NO.: 17-04-215-067-0000

The parties of record before the Property Tax Appeal Board are James Matanky, the appellant, by attorney Caren Gertner, of the Law Office of Gertner & Gertner, Ltd. 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: \$57,475
IMPR.: \$62,525
TOTAL: \$120,000

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 a three-story dwelling of masonry exterior construction with 3,742 square feet of living area. The dwelling was built in 1991 and is approximately 30 years old. Features of the home include a concrete slab foundation, central air conditioning, three full and one half bathrooms, and a two-car garage.¹ The property has a 2,299 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-95 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

¹ The parties differ as to the subject's bathroom count. The Board finds the appraisal, which included a physical inspection of the interior and exterior of the property, to be the best evidence of the subject's features.

\$1,200,000 as of January 1, 2021. The appraisal was prepared by Danny Drehoobl, a certified general real estate appraiser.² The purpose of the appraisal was for an ad valorem tax appeal.

The appraiser developed the sales comparison approach to value by examining four comparable sales located within .21 of a mile of the subject. The comparables consist of “townhome-style” dwellings ranging in size from 3,760 to 3,826 square feet of living area. The homes range in age from 37 to 45 years old. Each comparable has central air conditioning, three full bathrooms, either one or two half bathrooms, and a one-car garage. The parcels range in size from 1,296 to 3,826 square feet of land area. The sales occurred from September 2019 to July 2020 for prices ranging from \$1,050,000 to \$1,300,000 or from \$274.58 to \$339.96 per square foot of living area, including land. Adjustments were applied for differences between the comparables and the subject property for dwelling size and other features to arrive at adjusted prices ranging from \$1,056,500 to \$1,307,000. Based on this data, the appraiser arrived at a market value of \$1,200,000 or \$320.68 per square foot of living area, including land, as of January 1, 2021.

Based on this evidence, the appellant requested a reduced assessment reflective of the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$144,000. The subject's assessment reflects a market value of \$1,440,000 or \$384.82 per square foot of living area, land included, when using the 10% level of assessment 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 within the subject's assessment neighborhood, one of which is located .25 of a mile from the subject. The comparables consist of three-story class 2-95 dwellings of masonry exterior construction ranging in size from 2,624 to 4,512 square feet of living area. The dwellings range in age from 14 to 43 years old. Each dwelling has central air conditioning, a fireplace, a concrete slab foundation, and either a one-car or two-car garage. One comparable has two full and one half bathrooms, two comparables each have four full and one half bathrooms, and one comparable has six full bathrooms. The parcels range in size from 1,060 to 1,853 square feet of land area. The comparables sold from September 2019 to October 2021 for prices ranging from \$1,060,000 to \$2,400,000 or from \$403.96 to \$544.05 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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,

² The appraisal notes that Marco Mallard, an associate real estate trainee appraiser, “provided significant appraisal assistance in this assignment by: inspecting the subject, researching and photographing the comparables, performing Market Analysis, analyzing data in the Sales Comparison Approach, producing the comparable sales map, photo pages, addendum pages, illustration pages, and reconciling all indicated values into a final estimate of value.”

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 \$1,200,000 as of January 1, 2021. The appraisal was completed using comparable properties similar to the subject in location, dwelling size, and features, and contained logical adjustments to the comparable properties, which further advances the credibility of the report. The subject's assessment reflects a market value above the appraised value. The Board gives less weight to the comparables submitted by the board of review's, which differ from the subject in dwelling size and/or bathroom count. Based on the evidence in this record, the Board finds a reduction in the subject's assessment 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.



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: _____

May 20, 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

James Matanky, by attorney:
Caren Gertner
Law Office of Gertner & Gertner, Ltd.
123 West Madison Street
Suite 1706
Chicago, IL 60602

COUNTY

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