



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

APPELLANT: Thomas Holleb
DOCKET NO.: 21-46939.001-R-1
PARCEL NO.: 14-33-130-012-0000

The parties of record before the Property Tax Appeal Board are Thomas Holleb, the appellant(s), by attorney Holly Zeilinga, of Worsek & Vihon LLP 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: \$38,750
IMPR.: \$215,750
TOTAL: \$254,500

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 consists of a three-story dwelling of masonry construction with 4,238 square feet of living area. The dwelling is approximately 22 years old. Features of the home include a full basement, central air conditioning, a fireplace and a two-car garage. The property has a 3,100 square foot site and is located in Chicago, North Chicago Township, Cook County. The property is a class 2-08 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 \$2,545,000 as of January 1, 2021. The appraisal was conducted by a Certified General Real Estate Appraiser with a CIAO certification and involved a site visit and inspection of the subject property on October 7, 2021. The appraisal used the Sales Comparison Approach to valuation.

Under the sales comparison approach, the appraiser utilized five comparable sales located within a 0.38-mile radius of the subject property. The comparable properties sites ranged in size from 2,856 to 3,175 square feet of land area and from 4,118 to 4,843 square feet of living area. The comparable properties sold from May 2019 to January 2021 for prices ranging from \$2,300,000 to \$2,825,000 or from \$522.73 to \$686.01 per square foot of living area, land included. The properties were then improved with a single-family dwelling of masonry construction that were built from 2002 to 2005. The appraiser adjusted for market conditions, size of improvement, and bedroom and bathroom count. The appraiser then concluded that based on the sales data and applying adjustments to the comparable sales for differences from the subject, the subject had a market value of \$2,545,000, rounded.

Based on this evidence the appellant is seeking to have the total assessment reduced to \$254,500 to reflect the market value arrived at in the appraisal.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$305,338. The subject's assessment reflects a market value of \$3,053,380 or \$720.48 per square foot of living area, including land, when applying the level of assessments 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 information on four comparable sales properties that sold from April 2019 to October 2021 for sales prices from \$3,000,000 to \$3,900,000 or from \$726.22 to \$832.27 per square foot of living area, land included in the sales price. These properties ranged in age from 13 to 22 years and in size from 4,131 to 4,746 square feet of living area. Based on this evidence the board of review requested confirmation of the subject's assessment.

At hearing, the appellant introduced a Certified General Real Estate Appraiser with a CIAO certification who testified to the findings in the appraisal report. The board of review representative did not rebut the appraisal or question the appraiser. The appellant rebutted the comparable sales presented in the record by the board of review for having taken place after the lien date in question and for containing raw, unadjusted sales data.

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. The Board finds the appellant submitted what appears to be a credible appraisal report with reasonable and logical adjustments for differences from the subject which was not challenged by the board of review. The four comparable sales presented by the board of review lacked adjustments for significant differences when compared to the subject property. The subject's

assessment 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 \$2,545,000 as of the assessment date at issue. The subject's current assessment reflects a market value of \$3,053,380, which is higher than the appraised value. Based on the evidence presented, the Board finds the subject property is overvalued and a reduction commensurate with the appellant's request is warranted. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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: March 17, 2026



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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