



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

APPELLANT: Daria Jarosewich
DOCKET NO.: 21-49756.001-R-1
PARCEL NO.: 17-10-400-048-1156

The parties of record before the Property Tax Appeal Board (PTAB) are Daria Jarosewich, the appellant, by attorney Stephanie Park, of Park & Longstreet, P.C. in Inverness; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, PTAB hereby finds **A Reduction** in the Cook County Board of Review's assessment of the property is justified. The correct assessed valuation of the property is:

LAND: \$2,012
IMPR.: \$37,988
TOTAL: \$40,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision 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 1,250 square foot condominium in Chicago of South Chicago Township, Cook County. The owner-occupied property sold in January 2020 for \$400,000 by a realtor after the property had been advertised for three months. The transaction was not the result of a foreclosure action, sold pursuant to a contract for deed, or between related parties.

The appellant contends the \$44,339 subject assessment overvalues the subject property.¹ The appellant supported the overvaluation argument with a copy of the settlement statement, or closing disclosure, indicating the subject sold in January 2020 for \$400,000 to borrowers Myron Jarosewich and Daria Jarosewich.

¹ The petition indicates that the appeal is also based on a contention of law, but the appellant did not appear to make substantive arguments or present evidence to that effect independent of the equity basis of appeal.

In its “Notes on Appeal,” the county board of review maintained that the subject was correctly assessed at \$44,339. The subject’s assessment reflects a market value of \$443,390 when using the 10% Cook County Real Estate Classification Ordinance assessment level for class two properties. In defense of the assessment, the board of review submitted a 2021 condominium analysis calculating the estimated fair market value of the subject unit based on 46 sales that occurred between December 2020 and December 2021. The analysis indicated that the subject property owned .1407% of the condominium and had an assessed value revised downward from \$46,654 in 2021.

In rebuttal, the appellant argued that the arms’ length sale of the subject in 2020 “is the best evidence and conclusive of the subject’s fair cash value,” not comparable sales.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in the Cook County Board of Review’s 2021 assessment of the subject. When a taxpayer bases a property tax appeal on overvaluation, 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 a recent sale or appraisal of the subject property, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Property Tax Appeal Board (PTAB) finds the appellant satisfied this burden of proof.

In this record, the appellant attached to the petition a settlement statement confirming that the subject sold in January 2020, fewer than two years before the 2021 assessment year, for \$400,000. While the county board of review submitted a condominium analysis in defense of its subject assessment, the analysis, without more, is not as persuasive an indicator of a particular unit’s market value as a sale of the instant unit within two years of the assessment date. As such, given the proximity of the purchase date to the assessment date, the credibility of the evidence supporting the purchase price, and the lack of evidence to the contrary, PTAB finds that the market valued the subject property around \$400,000. PTAB accordingly concludes the appellant showed overvaluation by a preponderance of the evidence and a reduction in the total subject assessment to \$40,000, commensurate with the indicated market value and the appellant’s 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:

April 21, 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

AGENCY

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