



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

APPELLANT: Nesim Likovski  
DOCKET NO.: 21-50607.001-R-1  
PARCEL NO.: 18-13-204-002-0000

The parties of record before the Property Tax Appeal Board are Nesim Likovski, the appellant; 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:** \$2,306  
**IMPR.:** \$17,694  
**TOTAL:** \$20,000

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 3.5-story 4-unit multi-family building of masonry exterior construction with 5,046 square feet of gross building area.<sup>1</sup> The dwelling is approximately 90 years old. Features of the building include a basement that is finished with an apartment and a 3-car garage. The property has an approximately 3,690 square foot site and is located in Summit, Lyons Township, Cook County. The subject is classified as a class 2-11 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 \$200,000 as of January 1, 2020. The appraisal was prepared by Patrick Maher, a Certified General Real Estate Appraiser for ad valorem assessment purposes.

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<sup>1</sup> The Board finds the best description of the subject's building size was found in Section III of the appeal petition and also presented in the board of review's grid analysis. No sketch of the subject was submitted by either party.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value selecting three comparable sales located from 0.50 of a mile to 1.09 miles from the subject property. The comparables have sites that range in size from 2,976 to 3,750 square feet of land area and are improved with 4-unit buildings of brick exterior construction ranging in size from 2,976 to 3,600 square feet of building area. The properties are either 61 or 102 years old. One property has a 2-car garage and two comparables each have four parking spaces. Comparable #2 is reported to have been updated in 2019. The comparables sold from November 2018 to November 2019 for prices ranging from \$179,900 to \$235,000, from \$49.97 to \$74.18 per square foot of building area and from \$44,975 to \$58,750 per unit, land included.

The appraiser adjusted the comparables for differences with the subject in condition, gross building area, bedroom and bathroom count, finished basement area and garage amenity, arriving at adjusted sale prices of the comparables ranging from \$181,500 to \$216,400, from \$50.42 to \$72.68 and from \$45,375 to \$54,100 per unit, land included and an opinion of market value for the subject of \$200,000 or \$39.64 per square foot of building area and \$50,000 per unit, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value of the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,933. The subject's assessment reflects a market value of \$389,330 or \$77.16<sup>2</sup> per square foot of building area or \$97,333 per unit, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00%.

In support of its contention of the correct assessment the board of review submitted information on four comparable properties. One of the four comparables is located in the same assessment neighborhood code as the subject and three are located in a different assessment neighborhood code and a different city than the subject. Additionally, only comparable #2 submitted by the board of review has a sale price for more than \$1.00. Since board of review comparables #1, #3 and #4 sold for \$1.00, these properties shall not be further analyzed or discussed. Comparable #2 has a 9,963 square foot site and is improved with a 1.5-story class 2-11 dwelling of frame and masonry exterior construction with 2,365 square feet of gross building area. The home is 62 years old and features a basement with finished recreation room, central air conditioning and a 3-car garage. The property sold in October 2021 for a price of \$613,000 or \$259.20 per square foot of building area, land included.

### **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

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<sup>2</sup> Based on the subject's building area of 5,046 square feet.

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 appellant submitted an appraisal with an effective date of January 1, 2020 and the board of review submitted information on one comparable sale for the Board's consideration. The Board finds the board of review's one comparable sale differs from the subject in location, design, age and other features and does not overcome the appraisal evidence submitted by the appellant.

On this limited record, the Board finds the best evidence of market value to be the appraisal submitted by the appellant. The comparable sales selected by the appraiser are more similar to the subject in location, age, design and other features and the appraiser made appropriate adjustments to the comparables to account for differences with the subject. The subject's assessment reflects a market value of \$389,330 which falls above the appraised value. The Board finds the subject property had a market value of \$200,000 as of the assessment date at issue. Since market value has been established the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10.00% 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.

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Chairman



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Member



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Member



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Member



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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: June 18, 2024



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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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