



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

APPELLANT: Tony Giannini
DOCKET NO.: 22-22362.001-R-1 through 22-22362.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Tony Giannini, the appellant, by attorney Scott Shudnow of Shudnow & Shudnow, 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 **no change** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-22362.001-R-1	05-29-102-073-0000	41,822	101,046	\$142,868
22-22362.002-R-1	05-29-102-098-0000	8,494	11,227	\$19,721

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 2022 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 two parcels that are improved with a 1.5-story, Cape Cod style dwelling with 4,548 square feet of living area.¹ The dwelling is approximately 57 years old. Features of the home include a basement with finished area, 4½ bathrooms, zoned central air conditioning, two fireplaces and a two-car attached garage. The property has a site with a combined total of 51,653 square feet of land area and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The Board finds the best description of the subject property is found in the appellant's appraisal, since the appraiser performed an interior and exterior inspection of the property on August 10, 2022. Additionally, the report contained interior and exterior photographs of the improvements.

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 \$1,300,000 as of January 1, 2022. The appraisal was prepared by Garry Nusinow, a State of Illinois Certified General Real Estate Appraiser. The purpose of the appraisal is to determine an opinion of market value of the subject property as of January 1, 2022. Nusinow described the subject to be in above average condition. The appraiser stated that physical depreciation is less than actual due to periodic renovations. No repairs are required, and no external or functional obsolescence was noted at the time of inspection.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach to value using five comparable sales. The comparables are improved with ranch, Colonial, Prairie or Traditional style dwellings that range in size from 4,175 to 5,460 square feet of living area. The homes range in age from 21 to 65 years old. The appraiser described the comparables to be in either average or average to average+ condition. Four comparables each have a basement, three of which have finished area. Each comparable has either 3½, 4 or 4½ bathrooms, zoned central air conditioning, from two to five fireplaces and either a two-car, a three-car or a four-car garage. Comparable #1 has an inground swimming pool. The comparables have sites ranging in size from 34,456 to 61,075 square feet of land area and are located less than a block to .53 of a mile from the subject property. The sales occurred from December 2020 to April 2022 for prices ranging from \$1,250,000 to \$1,415,000 or from \$254.67 to \$338.92 per square foot of living area, including land. The appraiser adjusted the comparables for differences from the subject dwelling in design, age, condition, bathroom count, gross living area, basement area, basement finish, and other features to arrive at adjusted prices ranging from \$1,174,500 to \$1,445,000 and opined an estimated value for the subject of \$1,300,000 or \$285.84 per square foot of living area, including land. The appellant requested the subject's total assessment be reduced to \$130,000 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal." The appellant provided a copy of the Cook County Board of Review decision for the 2022 tax year disclosing the combined total assessment for the subject's two parcels of \$162,589. The subject's assessment reflects a market value of \$1,625,890 or \$357.50 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales described as class 2-04 properties that are improved with 1-story or 1.5-story dwellings of masonry or frame and masonry exterior construction ranging in size from 2,974 to 5,171 square feet of living area. The dwellings are from 60 to 69 years old. The board of review described the subject to be in deluxe condition and the comparables to be in average condition. Two comparables each have a concrete slab foundation and two comparables each have a full or partial unfinished basement. Each comparable has either 2½, 4 or 5½ bathrooms, central air conditioning, one or two fireplaces and from a 2-car to a 3.5-car garage. The comparables have sites that range in size from 20,199 to 45,860 square feet of land area, two of which are located within the same block as the subject and one comparable is located within the subject's subarea. The sales occurred from March 2021 to September 2022 for prices ranging from \$1,662,500 to \$3,100,000 or from \$400.91 to \$599.50 for per square foot of living area,

including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal the appellant's attorney contends the board of review sales are unadjusted. The appellant also submitted copies of the Multiple Listing Service (MLS) printouts and photos taken from the MLS printouts for board of review comparables #2 and #3. The appellant's counsel asserted that board of review comparable #1 was not listed on the Multiple Listing Service; board of review comparable #2 has a lot size of 39,988 square feet which is 34% smaller than the subject's lot size of 29,873;² board of review comparable #3 has 7,268 square foot of living area according to the MLS data sheet, whereas the subject has only 4,548 square feet;³ and board of review comparable #4 is located more than 2.2 miles away from the subject.⁴

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal of the subject property, and the board of review submitted four comparable sales to support their respective positions before the Board.

The Board gives less weight to the value conclusion in the appellant's appraisal as the appraiser chose comparables #3 and #5 which are considerably larger dwellings with younger ages when compared to the subject dwelling and/or lacks a basement foundation. Additionally, the Board finds it problematic that the appraiser made no adjustments for differences in site size, although two of the comparables have considerably smaller site sizes and one comparable has a considerably larger site size when compared to the subject. These factors undermine the credibility of the appellant's appraiser's conclusion of value. However, the Board will analyze the raw sales data contained in this report.

The record contains nine comparable sales for the Board's consideration. The Board has given less weight to the appellant's appraisal comparables #3 and #5, as well as board of review comparables #1, #2 and #4, which differ from the subject dwelling in size and/or age. Additionally, the appellant's comparable #3 and board of review comparables #1 and #4, each lack a basement foundation, a feature of the subject.

² The appellant's appraisal describes the subject as having a 51,653 square foot lot for both parcels under appeal, whereas the board of review grid analysis only depicts one of the subject's parcels.

³ The Board finds the actual room sizes for the main level and the second level depicted in the MLS calculated to 5,083 square feet, which differs significantly from the approximate square footage of 7,268 square feet. The board finds this discrepancy undermines the credibility of the data found in the MLS listing.

⁴ The google map depicts comparable #4 has a driving distance of 2.2 miles from the subject using the fastest route due to traffic.

The Board finds the best evidence of market value in the record to be the appellant's appraisal comparables #1, #3, and #4, along with board of review comparable #3. These four comparables are overall more similar to the subject in dwelling size, foundation type and age but have varying degrees of similarity when compared to the subject in site size, design and other features, suggesting adjustments would be required to make the comparables more equivalent to the subject. The properties sold from March 2021 to April 2022 for prices ranging from \$1,250,000 to \$1,679,000 or from \$268.60 to \$400.91 per square foot of living area, including land. The subject's assessment reflects an estimated market value of \$1,625,890 or \$357.50 per square foot of living area, including land, is within the range established by the best comparable sales in the record. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported. Based on this evidence, the Board finds a reduction in the subject's assessment is not 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: _____

August 19, 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

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