



FINAL ADMINISTRATIVE DECISION ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Karyn Graff
DOCKET NO.: 22-22995.001-R-1
PARCEL NO.: 05-18-103-026-0000

The parties of record before the Property Tax Appeal Board are Karyn Graff, the appellant, by attorney Abby L. Strauss, of Schiller Law P.C. 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:

LAND:	\$22,083
IMPR.:	\$51,916
TOTAL:	\$73,999

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 a multi-level dwelling of cedar and brick exterior construction with 2,053 square feet of living area.¹ The dwelling was constructed in approximately 1958 and is 64 years old. Features of the home include basement with finished area, central air conditioning, one fireplace and a 2-car garage. The property has a 12,619 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-34 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 \$590,000 as of January 1, 2022. The appraisal was prepared by Tom J. Boyle, Jr, Associate Real Estate

¹ The Board finds the best description of the subject property was found in the appraisal report which included a sketch with dimensions.

Trainee Appraiser and David Conaghan, a Certified General Real Estate Appraiser and Certified Illinois Assessing Official. The intended use of the appraisal report was to assist the client with an ad valorem tax appeal.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value selecting four comparable sales located from 0.15 to 0.88 of a mile from the subject property. The comparables have sites that range in size from 7,000 to 11,088 square feet of land area and are improved with multi-level dwellings of frame and brick exterior construction ranging in size from 1,792 to 2,844 square feet of living area. The homes range in age from 48 to 64 years old. Each comparable has a basement, three of which have finished area. Each dwelling has central air conditioning and a 2-car garage. Three homes each have one fireplace. The comparables sold from July 2019 to January 2022 for prices ranging from \$435,000 to \$644,000 or from \$210.97 to \$319.27 per square foot of living area, land included.

After adjusting comparable #2 for sales or financing concessions, the appraisers adjusted the comparables for differences with the subject in site size, age, room count, dwelling size, basement amenity, garage capacity and fireplace amenity arriving at adjusted sale prices of the comparables ranging from \$463,745 to \$642,500 and an opinion of market value for the subject of \$590,000.

In the "Market Area Description" and "Sales Comparison Approach (continued)" sections of the appraisal, the appraisers state "Median prices are forecasted to grow continuously in 2022 within a lower and narrower range compared with 2021." The Board finds the appraisers made no adjustment for sale dates of the comparables. Based on this evidence, the appellant requested the subject's assessment be reduced to reflect the appraised value when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,999. The subject's assessment reflects a market value of \$739,990 or \$360.44 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%.

In response to the appellant's evidence the board of review asserted appraisal comparable #3 is a class 2-06 property with 3,795 square feet of living area while appraisal comparable #4 is a class 2-03 property with 1,209 square feet of living area. The Board finds appraisal comparables #3 and #4, based on photographs contained in the appellant's appraisal, appear to depict multi-level dwellings, regardless of the classification code reported by the board of review.

In support of its contention of the correct assessment the board of review submitted information on four comparables located in Glencoe, Wilmette, Winnetka and Northfield. The comparables have sites that range in size from 12,436 to 57,020 square feet of land area and are improved with multi-level dwellings of masonry or frame and masonry exterior construction ranging in size from 2,321 to 2,624 square feet of living area. The homes range in age from 60 to 66 years old. Each comparable has a basement with finished area, central air conditioning, one or two

fireplaces and a 2-car garage. The comparables sold from May 2021 to October 2022 for prices ranging from \$1,000,000 to \$1,820,000 or from \$419.21 to \$710.94 per square foot of living area, land included. Based on this evidence, the board of review requests the subject's assessment be confirmed.

In rebuttal, the appellant's counsel submitted written comments with eleven statements which either support the appellant's evidence or counter the board of review's evidence. In comment nine the appellant asserted the only credible evidence before the Property Tax Appeal Board is the appellant's "market value 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted an appraisal, and the board of review submitted four comparable sales for the Board's consideration. The Board find it problematic the appraisers failed to adjust comparables for their date of sale, particularly for comparables #3 and #4 which sold in 2020 and 2019, respectively. Furthermore, the appraisers include market value comments discussing how prices are forecasted to "grow continuously" in 2022, but at a slower rate than in 2021. As a result, the Board finds the appraisers' opinion of value to be less credible or reliable and little weight is given to the opinion of value for the subject as presented in the appraisal. The Board shall instead consider the raw appraisal comparable sales.

The Board gives less weight to appraisal comparables #3 and #4 which sold in 2020 or 2019, less proximate to the January 1, 2022, assessment date than other properties in the record. The Board also gives less weight to board of review comparables #2, #3 and #4 which differ from the subject in location, being located in a different city than the subject, have a significantly larger site size relative to the subject and/or appear to be an outlier based on sale price per square foot when compared to other properties in the record.

The Board finds the best evidence of market value to be appraisal comparables #1 and #2 along with board of review comparable #1 which sold proximate in time to the assessment date at issue and are similar to the subject in location, age and design. However, these best comparable present varying degrees of similarity to the subject in dwelling size, site size and basement finished area and garage capacity suggesting adjustments are needed to make these properties more equivalent to the subject. These comparables sold from June 2021 to September 2022 for prices ranging from \$613,000 to \$1,100,000 or from \$301.50 to \$419.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$739,990 or \$360.44 per square foot of living area, including land, which falls within the range established by the best comparable sales in the record. After considering adjustments to the comparables for differences with the subject, 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: _____

C E R T I F I C A T I O N

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:

January 20, 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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