FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Marc Falkenberg
DOCKET NO.: 22-23518.001-R-1
PARCEL NO.: 05-27-315-027-0000

The parties of record before the Property Tax Appeal Board are Marc Falkenberg, the appellant(s), by attorney Kyle Gordon Kamego, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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:	$17,500
IMPR.:	$108,500
TOTAL:	$126,000

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 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 two-story, row house of frame construction with 2,953 square feet of living area. Features of the dwelling include three and one-half baths, a full finished basement, and a one-car garage. The dwelling was constructed in 1895. The property has a 5,920 square foot site and is located in New Trier Township, Cook County.

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 $890,000 as of September 24, 2021. The appellant requested a reduction in the subject’s assessment to $89,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $125,999. The subject's assessment reflects a market value of

$1,259,990 or $426.68 per square foot of living area when using the 10% level of assessment for class 2 properties as determined by the Cook County Real Property Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted four sale comparables. The board of review requested confirmation of the subject's current assessment.

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 Board does not find the appraisal submitted by the appellant to be credible, and, therefore, does not find it persuasive. The appraisal submitted was prepared for a lender (Blueleaf Lending LLC) rather than identifying the fee simple interest for equitable ad valorem tax purposes. The Board gives no weight to the appraiser's valuation conclusion as the Property Tax Appeal Board was not listed as an intended user of the appraisal. Additionally, the appraiser utilized three listing comparables which the appraiser then used to determine the subject's fair market value as of September 24, 2021.

The Board, however, will consider the three actual sale comparables contained in the appraisal without regard to the appraiser's value conclusion, as well as the board of review's four sale comparables. The Board finds the best comparables contained in the record to be the board of review's sale comparables #1 and #4 and the appraisal comparables #2 and #3. The comparables sold for unadjusted prices ranging from $845,000 to $1,415,000 or $271.09 to $502.31 per square foot of living area. In comparison, the subject's current assessed value reflects a market value of $1,259,990 or $426.68 per square foot of living area, including land, which is within the range of the best sale comparables contained in the record. Based on the evidence, the Board therefore 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: October 21, 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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