



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

APPELLANT: Howard Wexler  
DOCKET NO.: 22-25409.001-R-1  
PARCEL NO.: 05-06-402-023-0000

The parties of record before the Property Tax Appeal Board are Howard Wexler, the appellant, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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 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:** \$25,494  
**IMPR.:** \$61,256  
**TOTAL:** \$86,750

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 is improved with a 1.5-story dwelling of frame and masonry exterior construction containing 3,073 square feet of living area and is approximately 65 years old. The home features 2 full and 2 half-baths, a partial basement finished with a recreation room, central air conditioning, two fireplaces, and a 2-car garage. The property has an 11,588 square foot site and is located in Glencoe, New Trier Township, Cook County. The subject is classified as a class 2-04 property<sup>1</sup> under the Cook County Real Property Assessment Classification Ordinance.

The appellant's claim is based on overvaluation and inequity in improvement assessment. In support of the overvaluation claim, the appellant submitted evidence disclosing the subject property was purchased in April 2019 for a price of \$867,500 from the Angela Goldberg Living Trust. The appellant completed Section IV - Recent Sale Data of the appeal petition disclosing

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<sup>1</sup> One-story residence, any age, with 1,801 or more square feet of living area.

the parties to the transaction were not related, the property was sold by a realtor, Coldwell Banker Realty, and the property was advertised for sale through the Multiple Listing Service (MLS) for a period of 12 days. The appellant also disclosed that the property was neither a foreclosure sale, nor sold using a contract for deed. To document the sale, the appellant submitted copies of the MLS listing sheet, the Settlement Statement, and the Illinois Real Estate Transfer Declaration (PTAX-203) forms associated with the sale of subject which reiterated the parties to the transaction, the purchase price, and the date of the sale. Based on this evidence, the appellant requested a reduction to the subject's total assessment to reflect the purchase price when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of the inequity in improvement assessment claim, the appellant submitted four equity comparables with varying degrees of similarity to the subject dwelling.

The board of review submitted its "Board of Review Notes on Appeal." The appellant's evidence includes a copy of the final decision of the Cook County Board of Review disclosing the total assessment for the subject of \$107,081. The subject's assessment reflects a market value of \$1,070,810 or \$348.46 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within ¼ of a mile and within the same "subarea" as the subject, and all sharing the same assessment neighborhood code as the subject property. The comparables have varying degrees of similarity to the subject and none of the comparables have sales data. In the grid analysis, the board of review reported the subject sold for \$863,107<sup>2</sup> in April 2019.

### **Conclusion of Law**

The appellant contends in part that 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains evidence submitted by the appellant consisting of the sale of the subject property to establish the subject's market value, along with four equity comparables in support of the uniformity argument. The board of review submitted four equity comparables in support of assessment. With regard to the market value claim, the Illinois Supreme Court has defined fair cash or market value as what the property would bring at a voluntary sale where the owner is ready, willing, and able to sell but not compelled to do so, and the buyer is ready, willing and

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<sup>2</sup> In the grid analysis, the board of review inexplicably depicts the subject's sale price of \$863,107. Both the Settlement Statement and the Illinois Real Estate Transfer Declaration (PTAX-203) form associated with the subject's sale reflect the sale price of \$867,500.

able to buy but not forced to do so. Springfield Marine Bank v. Property Tax Appeal Board, 44 Ill.2d. 428, (1970).

The Board finds the only evidence of market value in this record is the purchase of the subject property in April 2019 for a price of \$867,500. The appellant provided evidence demonstrating the sale had the elements of an arm's-length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold by a realtor, and the property was advertised for sale through the Multiple Listing Service (MLS). The appellant also disclosed that the property was neither a foreclosure sale, nor sold using a contract for deed. To document the sale, the appellant submitted copies of the MLS listing sheet, the Settlement Statement, and the Illinois Real Estate Transfer Declaration (PTAX-203) forms associated with the sale of subject. Additionally, the Board finds that although the subject's sale in April 2019 is remote in time from the January 1, 2022 assessment date at issue, it is the only evidence of market value in the record. The board of review acknowledged the subject's sale in the grid analysis, but did not present any evidence of market value or challenged the arm's-length nature of the transaction.

The subject's assessment reflects a market value of \$1,070,810 which is higher than the subject's sale price of \$867,500. Therefore, based on the evidence in this record, the Board finds that the appellant has demonstrated by the preponderance of the evidence that the subject property is overvalued and, thus, a reduction in the subject's assessment to reflect the purchase price is warranted. Since market value has been determined, the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(1)/(2)).

With regard to the inequity in improvement assessment argument, the Board finds that after considering the assessment reduction granted to the subject property based on market value consideration, the subject property is equitably assessed. Therefore, no further reduction in the subject's assessment is warranted based on the principles of uniformity.

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: \_\_\_\_\_

September 16, 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

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Howard Wexler, by attorney:  
Steven Kandelman  
Rieff Schramm Kanter & Guttman  
100 North LaSalle St.  
Suite 1410  
Chicago, IL 60602

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602