



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

APPELLANT: Michael Thompson
DOCKET NO.: 22-27851.001-R-1
PARCEL NO.: 05-29-407-049-0000

The parties of record before the Property Tax Appeal Board are Michael Thompson, the appellant, by attorney Christopher G. Walsh, Jr., of Walsh Law, LLC 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: \$21,280
IMPR.: \$33,720
TOTAL: \$55,000

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 2-story, "Colonial" style dwelling of masonry exterior construction with 1,658 square feet of living area.¹ The dwelling is approximately 55 years old. Features of the home include a basement with finished area, central air conditioning, a fireplace and a 1-car garage. The property has a 6,650 square foot site and is located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-07 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 \$550,000

¹ The Board finds the best evidence of dwelling size is found in the appellant's appraisal which includes a sketch with measurements of the subject home.

as of January 1, 2022. The appraisal was prepared by Charles Costa, a certified residential real estate appraiser, to determine market value as of January 1, 2022.

Under the sales comparison approach, the appraiser selected four comparable sales located from 0.13 to 0.51 of a mile from the subject. The parcels range in size from 6,700 to 7,651 square feet of land area and are improved with "Colonial" style, 2-story, or split-level homes ranging in size from 1,496 to 1,872 square feet of living area. The dwellings range in age from 63 to 85 years old. Each home has a basement with finished area, central air conditioning, and a 1-car or a 2-car garage. The comparables sold from September to December 2021 for prices ranging from \$435,000 to \$635,000 or from \$280.42 to \$360.80 per square foot of living area, including land.

The appraiser described the subject as located across the street from commercial outbuildings. Appraisal sales #1, #2, and #4 were noted to have superior residential locations with no commercial property across the street. The appraiser adjusted these sales for their difference in location compared to the subject. The appraiser made no adjustment to appraisal sale #3 which was described as having a busy street location. The appraiser then adjusted the comparables for other differences from the subject, such as room count, dwelling size, basement amenities, garage size, bedroom count, upgrades, and other improvements, to arrive at adjusted prices from \$465,530 to \$553,370. Giving the most weight to appraisal sale #1 as the most recent sale and the most proximate in location to the subject, the appraiser concluded a value for the subject of \$550,000 as of January 1, 2022.

Based on this evidence the appellant requested a reduction in the subject's assessment to reflect the appraised value conclusion.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,000. The subject's assessment reflects a market value of \$650,000 or \$392.04 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 support of its contention of the correct assessment the board of review submitted information on one comparable sale located 0.25 of a mile from the subject. This comparable has a 9,590 square foot site that is improved with a 2-story, class 2-05 home of frame and masonry exterior construction with 1,790 square feet of living area. The dwelling is 68 years old and features a basement with finished area, central air conditioning, a fireplace, and a 2-car garage. The comparable sold in December 2022 for a price of \$895,000 or \$500.00 per square foot of living area, including land. Based on this evidence the board of review requested the subject's assessment be sustained.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted an appraisal and the board of review submitted one comparable sale in support of their respective positions before the Board. The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The Board finds the appraiser selected comparables that sold more proximate in time to the assessment than the board of review's comparable and made reasonable adjustments to the comparables for differences from the subject. The subject's assessment reflects a market value of \$650,000 or \$392.04 per square foot of living area, including land, which is above the appraised value conclusion. The Board finds the subject property had a market value of \$550,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% 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.



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

AGENCY

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