



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

APPELLANT: Matthew & Kristie Welke
DOCKET NO.: 22-40114.001-R-1
PARCEL NO.: 09-35-226-014-0000

The parties of record before the Property Tax Appeal Board are Matthew & Kristie Welke, the appellants, by attorney David R. Bass, of Field and Goldberg, 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 **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: \$21,760
IMPR.: \$101,240
TOTAL: \$123,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 traditional-style dwelling of masonry exterior construction with 4,298 square feet of living area.¹ The dwelling is approximately 17 years old. Features of the home include a basement with finished area, central air conditioning, two fireplaces, 4 bathrooms, and a 3-car garage. The property has a 12,800 square foot site and is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument the appellants submitted an appraisal estimating the subject property had a market value of \$1,030,000 as of January 1, 2022. The appraisal was prepared by David Conaghan, a certified

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.

general real estate appraiser, and Tom Boyle, Jr., an associate real estate trainee appraiser, for ad valorem tax purposes.

Under the sales comparison approach, the appraisers selected five comparable sales located in Park Ridge or Chicago and from 0.22 to 0.70 of a mile from the subject. The parcels range in size from 5,375 to 12,479 square feet of land area and are improved with traditional-style homes of brick, siding, brick and stone, or brick and cedar siding exterior construction. The dwellings range in size from 4,500 to 5,050 square feet of living area and range in age from 2 to 23 years old. Each home has a basement with finished area, central air conditioning, one to three fireplaces, 3.5 bathrooms, and a 2-car or a 3-car garage. The comparables sold from September 2019 to June 2021 for prices ranging from \$925,000 to \$1,120,000 or from \$195.63 to \$232.37 per square foot of living area, including land. The appraisers adjusted the comparables for differences from the subject to arrive at adjusted prices from \$931,900 to \$1,106,900. The appraisers concluded a value for the subject of \$1,030,000 as of January 1, 2022.

Based on this evidence the appellants 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 \$123,000. The subject's assessment reflects a market value of \$1,230,000 or \$286.18 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 two comparable sales² located within the same assessment neighborhood code as the subject, one of which is 0.25 of a mile from the subject. The comparables have 8,600 and 8,850 square foot sites that are improved with 2-story, class 2-08 homes of masonry exterior construction with 3,842 and 3,902 square feet of living area. The dwellings are 3 and 13 years old. Each home has a basement with finished area, central air conditioning, two fireplaces, 3.5 or 5 bathrooms, and a 2-car or a 3-car garage. The comparables sold in April and August 2021 for prices of \$1,450,000 and \$1,230,000 or \$377.41 and \$315.22 per square foot of living area, including land, respectively. Based on this evidence the board of review requested confirmation of the subject's assessment.

In written rebuttal, the appellants argued the board of review did not present documentary evidence to support its comparables, such as property record cards.

Conclusion of Law

The appellants contend 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

² The board of review presented four comparables but reported sales data for only two comparables.

construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

As an initial matter, the Board gives less weight to the appellants' rebuttal argument that the board of review's comparables should be given less weight as they were not supported by documentary evidence. The appellants did not submit any rebuttal evidence to refute the board of review's sales. The Board also notes the appellants did not submit evidence to document the features of the appraisal comparables or their sales.

The appellants presented an appraisal and the board of review presented two comparable sales in support of their respective positions before the Board. The Board gives less weight to the appraised value conclusion as the appraisers selected three comparables that sold in 2019 and 2020, less proximate in time to the assessment date, and selected two sales in Chicago, when more recent sales in Park Ridge were available as demonstrated by the board of review's comparables. For these reasons, the Board finds the appraisal states a less credible and/or reliable opinion of value and the Board will instead consider the raw sales in the appraisal and presented by the board of review.

The record contains a total of seven comparable sales for the Board's consideration. The Board gives less weight to the appraisal sales #1 and #2, which are located in Chicago unlike the subject, and to the appraisal sales #3, #4, and #5, which sold less proximate in time to the assessment date than the other sales in this record.

The Board finds the best evidence of market value to be the board of review's comparables, which sold more proximate in time to the assessment date and are more similar to the subject in dwelling size, location, and some most features, although these comparables vary from the subject in age, site size, bathroom count, and garage capacity, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables sold for prices of \$1,230,000 and \$1,450,000 or \$315.22 and \$377.41 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$1,230,000 or \$286.18 per square foot of living area, including land, which is the same as one of the two best comparable sales in the record and below the two best comparables on a per square foot basis. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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: _____

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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