



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

APPELLANT: Evan Hareras  
DOCKET NO.: 22-40724.001-R-1  
PARCEL NO.: 17-08-108-035-1003

The parties of record before the Property Tax Appeal Board are Evan Hareras, the appellant, by attorney Mary T. Nicolau, of Fox Rothschild LLP, 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:** \$4,269  
**IMPR.:** \$69,721  
**TOTAL:** \$73,990

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 an individual residential unit in a nine-unit condominium building of masonry exterior construction that is approximately 10 years old. The subject has a 13.49% ownership interest in the common elements of the condominium. The condominium building has a 9,308 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant reported a recent purchase of the subject and completed Section IV – Recent Sale Data of the appeal petition along with supporting documentation of the Settlement Statement reiterating the date and sale price along with the distribution of commissions to two entities.

In this 2022 tax year appeal, the appellant also disclosed that the subject property is an owner-occupied residence. The Board takes judicial notice that this property was the subject matter of an appeal before the Property Tax Appeal Board in a prior year under Docket Number 21-33945. In that appeal, the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$73,990 based on the evidence submitted by the parties.

Based on the foregoing evidence, the appellant requested a reduction in the subject's total assessment to \$78,259. (86 Ill.Admin.Code Sec. 1910.31).

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$79,735. This assessment reflects a market value of \$797,350 when applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2-99 property of 10%.

In support of its contention of the correct assessment, the board of review submitted a document entitled Condominium Analysis Results for 2023 [*sic*] prepared by Marco Fernandez in which the analysis used the stated sale of the subject unit, citing its parcel identification number, with a date of April 2021, for \$739,900 along with five additional sales of units within the condominium that reportedly occurred from November 2020 to June 2021 for sales prices ranging from \$545,000 to \$789,000. These six units reflect an aggregate ownership interest of 66.55% in the common elements of the condominium and the sales reflect a total consideration of \$4,107,150. Based on these sales, the analysis concluded a total value for the nine-unit building of \$6,171,525. Applying the 10% Ordinance level of assessment for class 2-99 property results in a total assessment for the subject building of \$617,153. Then applying the subject's ownership interest of 13.49% to the total assessment conclusion for the building, would conclude the subject's correct assessment based upon comparable sales and the sale of the subject in the building is \$83,254. Based on the foregoing evidence and analysis, the board of review requested confirmation of the subject's 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 Property Tax Appeal Board finds that the assessment as established by the Board for the 2021 tax year should be carried forward to the tax year at issue subject only to equalization as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the

remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board takes judicial notice that a decision has issued reducing the subject's assessment for the 2021 tax year. The record further indicates that the subject property is an owner-occupied dwelling and that 2021 and 2022 are within the same general assessment period. The record contains no evidence that the decision of the Property Tax Appeal Board has yet been reversed or modified upon review. The record does not disclose that a township equalization factor was applied in 2022. For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior year's decision.

Additionally, notwithstanding the dictates of Section 16-185 of the Property Tax Code, the record contains evidence of the sale of the subject property approximately 9 months prior to the lien date at issue herein of January 1, 2022 for a price of \$739,900. The indication of market value of the subject property is less than the estimated market value of the property as reflected by its 2022 tax year assessment of \$79,735.

For these reasons and based upon the provisions of the Property Tax Code, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted.

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: \_\_\_\_\_

May 20, 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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