



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

APPELLANT: Elliott Berman  
DOCKET NO.: 22-43344.001-R-1  
PARCEL NO.: 14-20-321-052-1003

The parties of record before the Property Tax Appeal Board are Elliott Berman, the appellant(s), by attorney Abby L. Strauss, of Schiller Law P.C. 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:** \$19,688  
**IMPR.:** \$46,237  
**TOTAL:** \$65,925

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 a 25-year-old, two-story, single-family condominium dwelling of masonry construction. It contains approximately 2,300 square feet of gross living area and features a slab foundation, central air conditioning, and two full bathrooms. The appellant reports the residence is owner-occupied. Situated on a 3,125-square-foot site, the property is located in the City of Chicago, Lake View Township, Cook County, Illinois. Pursuant to the Cook County Real Property Assessment Classification Ordinance, the property is classified as Class 2-99.

The appellant's appeal is based on a claim of overvaluation. In support of this contention, the appellant submitted documentation indicating the subject property was purchased on January 26, 2021, for \$659,250. Evidence includes a settlement statement and responses to Section IV – Recent Sale Data of the appeal. This documentation shows that the sale was conducted through a real estate broker and listed on the Multiple Listing Service (MLS), exposed to the open market

on two occasions for periods of 38 and 90 days. The appellant affirmed the sale was not a transfer between related parties or corporations and was not the result of foreclosure. The appellant requests a reduction in the assessment to reflect the \$659,250 purchase price.

The Board of Review submitted its “Board of Review Notes on Appeal,” indicating a total assessment for the subject property of \$69,352. This assessment reflects an implied market value of \$692,500, or approximately \$301.09 per square foot of living area, including land, when applying the 10 percent assessment level for Class 2 properties under the Cook County Real Property Assessment Classification Ordinance, as established by the Illinois Department of Revenue.

In support of its position that the assessment is correct, the Board of Review submitted a condominium analysis containing information on three suggested comparable sales within the subject building, one of which was the subject property itself. These sales occurred between 2020 and 2021 and reflect a total consideration of \$1,651,250. The Board of Review stated that the units sold represented 100 percent of the units in the building, resulting in a full property value of \$1,651,250. Because the subject property comprises 0.42 percent of the total units, the Board of Review calculated the subject’s market value at \$693,525.

The Board of Review contends that these comparable sales demonstrate that the subject property’s assessment is equitable and within the range established by similarly situated properties. Accordingly, the Board of Review requests confirmation of the subject’s current assessment.

In rebuttal, the appellant argues that the Cook County Board of Review failed to provide proper, verified evidence of the subject property's market value as required by Illinois PTAB rules. The Board did not submit the necessary number of comparable sales or documentation showing similarity, nor did it address the actual issue of market value. In contrast, the appellant provided credible evidence, including the property’s documented purchase price. Therefore, the appellant asserts that their evidence is the only reliable submission and asks PTAB to decide the case based solely on the written record.

This matter was scheduled to proceed to hearing. Prior to the hearing, the parties submitted a written request to waive the hearing and have the matter decided based on the evidence previously submitted. The administrative law judge granted the parties’ request.

### **Conclusion of Law**

The appellant contends that the assessed valuation of the subject property does not accurately reflect its market value. When market value is the basis of an appeal, the value of the property must be established by a preponderance of the evidence. See 86 Ill. Admin. Code §1910.63(e). Acceptable evidence of market value may include an appraisal of the subject property, a recent sale of the subject property, comparable sales, or construction costs. 86 Ill. Admin. Code

§1910.65(c). After reviewing the record, the Board finds that the appellant has met this burden of proof; therefore, a reduction in the subject's assessment is warranted.

The Board finds that the most reliable indicator of the subject property's market value is its January 2021 sale for a price of \$659,250. A contemporaneous arm's-length sale of the subject property is considered strong, and often conclusive, evidence of whether an assessment reflects fair cash value. *Gateway-Walden LLC v. Pappas*, 2018 IL App (1st) 162714, ¶ 33.

The appellant submitted documentation demonstrating that the transaction possessed the characteristics of an arm's-length sale. In Section IV – Recent Sale Data of the PTAB Residential Appeal Form, the appellant affirmed that the property was sold by a licensed realtor (Compass Realty), was exposed on the open market through the Multiple Listing Service, had been listed twice for approximately 38 and 90 days, and was neither a foreclosure sale nor a transaction between related parties. The appellant also submitted a copy of the settlement statement and the real estate contract. The Board finds that the purchase price is below the market value indicated by the current assessment.

The Board further finds that the Board of Review did not present evidence to challenge the arm's-length nature of the sale. However, it did provide a market value analysis placing the subject's value for the lien year at \$693,525, which is generally consistent but slightly above—the reported sale price. The Board concludes that the Board of Review did not refute the appellant's contention that the January 2021 purchase price reflected the property's fair market value.

Based on the record, the Board finds that the subject property had a market value of \$659,250 as of January 1, 2022. Applying the Cook County Real Property Assessment Classification Ordinance, which sets the assessment level for Class 2 property at 10 percent, a reduction in the subject's assessment to reflect the supported purchase price 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: June 16, 2026



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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