



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

APPELLANT: Paul Kolaski  
DOCKET NO.: 22-47601.001-R-1  
PARCEL NO.: 03-22-407-005-0000

The parties of record before the Property Tax Appeal Board are Paul Kolaski, the appellant(s); 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:** \$11,120  
**IMPR.:** \$24,880  
**TOTAL:** \$36,000

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

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 an 84-year-old, 2-story, single-family dwelling of frame and masonry construction with 3,003 square feet of living area. Features of the home include three bedrooms, one full bathroom and one-half bathroom, and a two-car garage. The property has a 27,800 square foot site located in Prospect Heights, Wheeling Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation as the basis of the appeal. In support of its overvaluation argument, appellant submitted sales information on four comparable properties that sold between September of 2022 and June of 2023 for prices ranging from \$111.91 to \$143.33 per square foot of living area, including land. The comparable sales properties were single-family dwellings of either frame, masonry, or frame and masonry construction and contained between 2,700 and 4,021 square feet of living area. They ranged: from two to four bathrooms and either a one-car

or a two-car garage. Appellant also submitted a copy of the board of review's decision letter reflecting its total assessed valuation for the subject property of \$47,255. Based on this evidence, appellant requested a reduction in the subject property's assessment to \$36,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the assessed valuation for the subject property of \$47,255. The subject's assessment reflects a market value of \$472,550, or \$157.36 per square foot of living area, including land, when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted four comparable properties. Each of the comparable properties were improved with a 2-story, single-family dwelling of either frame or frame and masonry construction. They ranged: from two-and-one-half to three-and-one-half bathrooms and between a two-car garage and three-and-one-half-car garage. They ranged in size between 2,676 and 3,433 square feet of living area and sold between May of 2020 and August of 2022 for prices ranging from \$179.10 to \$239.16 per square foot of living area, including land.

In rebuttal, appellant submitted a brief stating that the board of review's comparables differ from the subject property in size, amenities, and location.

This matter proceeded to hearing on June 12, 2025. Appellant appeared pro se and stated the subject property is overvalued. Appellant stated that the subject property is unique and difficult to compare to other properties that although similar in square footage, the subject property has fewer bedrooms and bathrooms than comparables of similar square footage. Also, the location of the board of review's comparables are too different from the subject property in terms of renovations, proximity to traffic, speed traps, an industrial park, and golf course. The board of review representative rested on the evidence previously submitted.

### **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 appellant *did* meet this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be *appellant's sale comparables #1, #3, and #4*. These properties were most similar to the subject property in amenities, living area square footage, location, and/or construction. At the hearing, the pro se appellant explained differences with comparables based on renovations, proximity to traffic, speed traps, an industrial park, and golf course. The board of review representative rested on the evidence previously submitted. The best comparables sold between September of 2022 and May of 2023 for prices ranging from \$111.91 to \$143.33 per square foot of living area, including land. The subject's current assessment of \$157.36 per square foot of living area reflects a market value above the market value established by the best comparables in this record. After considering

necessary adjustments to the comparables for differences when compared to the subject, the Board finds the subject's estimated market value as reflected by its assessment is supported and a reduction in the subject's assessment *is* justified. Based on this record, the Board finds appellant *has* proven, by a preponderance of the evidence, that the subject is overvalued, and 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.

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Chairman

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Member

Member

\_\_\_\_\_  
Member

Member

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Member

Member

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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: July 15, 2025

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Clerk of the Property Tax Appeal Board

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

Paul Kolaski  
108 N. Wheeling Rd  
Prospect Heights, IL 60070

COUNTY

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