



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

APPELLANT: Dirk Riekse  
DOCKET NO.: 22-49809.001-R-1  
PARCEL NO.: 04-36-310-004-0000

The parties of record before the Property Tax Appeal Board are Dirk Riekse, the appellant, by Daniel G. Pikarski, attorney-at-law of Gordon & Pikarski 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:** \$44,448  
**IMPR.:** \$95,552  
**TOTAL:** \$140,000

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 is improved with a two-story dwelling of Dryvit (stucco) exterior construction containing 4,936 square feet of living area. The dwelling was constructed in 2018 and is approximately 4 years old. Features of the home include a full basement with finished area, central air conditioning, one fireplace, 5½ bathrooms, and a 3-car garage.<sup>1</sup> The property has a 27,780 square foot site and is located in Glenview, Northfield Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

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<sup>1</sup> The Board finds the best description of the subject property is contained in the appraisal submitted by the appellant that includes a building sketch of the subject property and building sketch calculations that are supportive of the subject's dwelling size.

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 \$1,400,000 as of January 1, 2022. The appraisal was prepared by Ibi Cole, an Illinois Certified General Real Estate Appraiser, and Paul K. Moy, an Illinois Certified General Real Estate Appraiser. The purpose of the appraisal was to estimate the market value of the fee simple interest of the subject property. The intended use of the report was to provide a valuation of the subject property to be used for ad valorem tax purposes. The highest and best use of the property as vacant was determined to be develop with a residential use. The highest and best use as improved was the property's current use as a residential single-family home. The report indicated that Paul Koy conducted an interior and exterior inspection of the property on October 31, 2022. The appraisers described the subject as having no deferred maintenance, as well as stating that no functional or external obsolescence were noted. The appraisers further indicated overall the home is in good condition with good modernization.

In estimating the market value of the subject property, the appraisers developed the cost approach to value and the sales comparison approach to value. Using the cost approach to value the appraisers estimated the subject site had a value of \$250,000. The appraisers used the Marshall and Swift Cost Manual to develop the cost estimate of the building improvements to be \$1,233,360. Physical depreciation was estimated to be 6.67% of cost new or \$82,265 using the effective age/economic life method attributing the subject as having an effective age of 4 years and an economic life of 60 years. The depreciated cost of the building improvements was estimated to be \$1,151,095 to which \$10,000 for the "as-is" value of the site improvements was added plus the estimated site value was added resulting in an estimated value for the subject property under the cost approach to value of \$1,411,095.

Using the sales comparison approach to value the appraisers used six comparable sales composed of contemporary style dwellings of frame, Hardie Board, Hardie Board and stone, cedar and stone, stucco and limestone, or brick and stone exterior construction that range in size from 3,590 to 5,359 square feet of living area. The homes range in age from 2 to 10 years old. Each comparable has a full basement with finished area, central air conditioning, 1 to 3 fireplaces, 3½ to 5½ bathrooms, and a 2-car or 3-car garage. These properties have sites ranging in size from 9,300 to 16,920 square feet of land area. The comparable properties are located in Glenview from .78 to 2.87 miles from the subject property. The sales occurred from January 2020 to November 2021 for prices ranging from \$1,180,000 to \$1,400,000 or from \$261.24 to \$347.13 per square foot of living area, including land. The appraisers adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$1,304,000 to \$1,422,500 and arrived at an estimated value under the sales comparison approach of \$1,400,000.

In reconciling the two approaches to value the appraisers gave sole weight to the sales comparison approach to value, contending this is the preferred method of valuation for owner-occupied properties like the subject and arrived at an estimated value of \$1,400,000 as of January 1, 2022. The appellant requested the subject's total assessment be reduced to \$140,000 to reflect the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$182,384. The subject's assessment reflects a market value of

\$1,823,840 or \$369.50 per square foot of living area, land included, when using 4,936 square feet of living area and applying the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on four comparables, three of which had sold.<sup>3</sup> The three comparable sales included in the board of review submission, comparables #1, #2 and #3, are composed of class 2-78 properties improved with two-story dwellings of frame or frame and masonry exterior construction that range in size from 3,386 to 3,704 square feet of living area. The homes range in age from 1 to 4 years old. Each property has a full basement with finished area, central air conditioning, one fireplace, 4½ bathrooms, and a 2-car or 3-car garage. These properties have sites ranging in size from 9,360 to 13,500 square feet of land area. The comparables have the same assessment neighborhood code as the subject and are located approximately ¼ of a mile from the subject property. These properties sold from July to September 2019 for prices ranging from \$500,000 to \$1,305,000 or from \$134.99 to \$385.41 per square foot of living area, including land.

### **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 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 the appraisal submitted by the appellant estimating the subject property had a market value of \$1,400,000 as of January 1, 2022. The appellant's appraisers developed two approaches to value and gave primary weight to the sales comparison approach to value. The sales used by the appellant's appraisers adjusted the comparables sales due to differences from the subject in land area, size, and features. The appraisal comparable sales sold from January 2020 to November 2021 for prices ranging from \$1,180,000 to \$1,400,000 or from \$261.24 to \$347.13 per square foot of living area, including land. The appraisers adjusted the comparables for differences from the subject to arrive at adjusted prices ranging from \$1,304,000 to \$1,422,500. The subject's assessment reflects a market value of \$1,823,840 or \$369.50 per square foot of living area, including land, which is above the appraised value and is above the range of the raw sales data contained in the report. The Boards gives less weight to the evidence provide by the board of review. First, the Board finds there was no support provided by the board of review regarding the size of the subject dwelling as reflected in its analysis. Second, the sales provided by the board of review did not occur as proximate in time to the assessment date as did the sales contained in the appellant's appraisal. Third, there were no adjustments to the board of review sales to account for differences from the subject in land area, dwelling size and features. Additionally, based on the

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<sup>2</sup> The board of review completed the Comparable Sales/Assessment Equity Grid Analysis and indicated the subject dwelling had 3,728 square feet of living area but submitted no documentation to support this estimated size.

<sup>3</sup> The Board will give no consideration to board of review comparable #4 as this property has no sales data, which would address the appellant's overvaluation argument.

date of sale and the age of the home, board of review comparable sale #1 appears to reflect a purchase price for the property that predates the home currently on the site. Based on this record, the Board finds the subject property had a market value of \$1,400,000 as of the assessment date at issue. Since market value has been established the Cook County Real Property Assessment Classification Ordinance level of assessment for class 2 property of 10% shall apply.

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: \_\_\_\_\_

October 21, 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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