



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

APPELLANT: Alexandria Kardasis
DOCKET NO.: 22-51981.001-R-1
PARCEL NO.: 04-20-100-018-0000

The parties of record before the Property Tax Appeal Board are Alexandria Kardasis, the appellant, by Richard Shapiro, attorney-at-law in Evanston, 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: \$48,020
IMPR.: \$161,980
TOTAL: \$210,000

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 stone exterior construction that contains 9,673 square feet of living area. The dwelling was constructed in 2010 and is approximately 12 years old as of the assessment date at issue. Features of the property include a full basement that is 95% finished, central air conditioning, six fireplaces, 8½ bathrooms, and a 5-car garage. The property has a 34,200 square foot site located in Northbrook, Northfield Township, Cook County.

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 \$2,100,000 as of June 29, 2021. The appraisal was prepared by Samuel M. Shaffer, an Illinois Certified Residential Real Estate Appraiser. The client was identified as JPMorgan Chase. The fee simple property rights were appraised, and the assignment type was a refinance transaction.

The purpose of the appraisal was to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. The appraiser determined the highest and best use of the property was its present use.

The appellant's appraiser developed the sales comparison approach to value using four comparables consisting of colonial style (two-story) homes that range in size 8,029 to 10,729 square feet of living area. The homes range in age from 12 to 16 years old. Each comparable has a basement with three having finished area, central air conditioning, three to five fireplaces, five or six full bathrooms, one or two half bathrooms, and a 3-car, 4-car or 5-car garage. Comparables #1 and #4 each have an indoor swimming pool. These properties have sites ranging in size from 28,074 to 50,094 square feet of land area. Each property is located in Northbrook from .26 to 3.43 miles from the subject property. Comparables #1, #2 and #3 sold from December 2019 to June 2021 for prices ranging from \$1,710,000 to \$2,580,000 or from \$212.98 to \$275.14 per square foot of living area, including land. Comparable #4 has a pending contract dated May 2021 with an indicated price of \$2,495,000 or \$297.02 per square foot of living area, land included. The appraiser adjusted the comparables for differences from the subject, with comparable #4 having an additional deduction for being a pending sale, resulting in adjusted prices ranging from \$2,031,600 to \$2,281,600. Based on this analysis the appraiser estimated the subject property had a market value of \$2,100,000 as of June 29, 2021, which is the date of inspection and effective date of the appraisal. Based on this evidence the appellant requested the subject's total assessment be reduced to \$210,000 to reflect the appraised value.

The appellant submitted a copy of the final decision of the board of review disclosing the total assessment for the subject property of \$227,598. The subject's total assessment reflects a market value of \$2,275,980 when using the level of assessments for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" correctly identifying the docket number and the appellant's name but identified an incorrect property index number (PIN). In the Comparable Sales/Assessment Equity Grid Analysis the board of review described and provided three equity comparables in support of its contention for the correct assessment of PIN 13-19-130-043-0000, which is not the subject property. As the board of review submission is for the incorrect PIN, the Property Tax Appeal Board will not further address the board of review's submission.

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 this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the only evidence of market value to be the appraisal submitted by the appellant estimating the subject property had a market value of \$2,100,000 as of June 29, 2021. The appraiser developed the sales comparison approach to value using four comparables that were

similar to the subject in location, age, style, size, and most features. The adjustments made by the appraiser to the comparables for the differences from the subject appear logical and consistent. The subject's assessment reflects a market value of \$2,275,980, which is above the appraised value. The board further finds the board of review submission was not for the subject property but for a different PIN. Based on this record the Board finds a reduction in the subject's assessment commensurate with the appellant's request is appropriate.

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: _____

September 16, 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

AGENCY

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