



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

APPELLANT: Gerard Rotunno
DOCKET NO.: 22-53628.001-R-1
PARCEL NO.: 04-35-114-020-1003

The parties of record before the Property Tax Appeal Board are Gerard Rotunno, the appellant, 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 **No Change** 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: \$4,200
IMPR.: \$47,500
TOTAL: \$51,700

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 consists of a two-story condominium unit of brick exterior construction with 1,856 square feet of living area.¹ The dwelling is 29 years old. Features of the home include a partial basement with finished area, central air conditioning, a fireplace, and a two-car garage. The property is located in Glenview, Northfield 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 this argument the appellant submitted an appraisal estimating the subject property had a market value of \$420,000

¹ The Board finds the appraisal submitted by the appellant to be the best evidence of the subject's dwelling size and features.

as of January 1, 2022.² The appraisal was prepared by Tom Boyle, an associate real estate trainee appraiser, and David Conaghan, a certified general real estate appraiser. The purpose of the appraisal was to determine the market value of the subject property for an ad valorem tax appeal.

In estimating the market value of the subject property, the appraisers developed the sales comparison approach to value by examining five comparable sales located within .9 of a mile of the subject. The comparables are improved with condominium units of brick or brick and cedar siding exterior construction ranging in size from 1,500 to 2,200 square feet of living area. The dwellings range from 25 to 46 years old. Each comparable has central air conditioning and a one-car or two-car garage. Two comparables each have a fireplace and two comparables each have a full basement with finished area. The sales occurred from January 2020 to August 2021 for prices ranging from \$300,000 to \$420,000 or from \$166.67 to \$232.00 per square foot of living area, including land. An adjustment was made to comparable #5 for financing concessions. Adjustments were then applied for differences between the comparables and the subject property for age, condition, homeowners association fees, dwelling size, bathroom count, and other features to arrive at adjusted prices ranging from \$312,500 to \$471,800. Based on this data, the appraisers arrived at a market value of \$420,000 or \$226.29 per square foot of living area, including land, as of January 1, 2022. The appraisers noted that the comparables sales used in the report were "the most recent, most similar, and proximate to subject." The appellant requested the subject's assessment be reduced to reflect the appraised value of \$420,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$51,700. The subject's assessment reflects a market value of \$517,000 or \$278.56 per square foot of living area, land included, when using the 10% level of assessment under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted a document entitled Condominium Analysis Results for 2022, which was based on the sale of two units in the subject's condominium development, to estimate the value of the condominium under appeal. The board of review arrived at a total consideration for the two sales of \$1,070,900. The board of review analysis indicated these properties had a combined 50% ownership interest in the condominium. Dividing the total consideration by the percentage of ownership in the condominium resulted in a full value of the condominium development of \$2,141,800. Multiplying the full value of the condominium building by the percentage ownership of the unit under appeal of 25% results in a market value of \$535,450 or an assessed value of \$53,545 when applying the 10% Ordinance level of assessment for class 2-99 property.

In rebuttal, the appellant argued that the board of review's evidence was not responsive to the appellant's argument.

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

² The appraisers reported two different value conclusions of \$300,000 and \$420,000.

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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted an appraisal and a condominium analysis for the Board's consideration. The Board gives less weight to the value conclusion in the appraisal submitted by the appellants, which did not include a more recent sale within the subject's condominium development that was provided by the board of review, despite the appraisers' comment that the most recent, most similar, and most proximate sales were considered. The Board will instead examine the raw sales in the record.

The Board gives reduced weight to appraisal sales #2, #3, #4, and #5, as well as board of review sale #2, which sold less proximate to the assessment date at issue than other sales in the record. The Board finds the best evidence of market value to be appraisal comparable #1 and board of review sale #1, which sold most proximate to the lien date at issue. These most similar comparables sold in May and August 2021 for prices of \$350,000 to \$636,000. The subject's assessment reflects a market value of \$517,000, which is bracketed by the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment is not justified.

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: _____

November 25, 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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