



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

APPELLANT: Karaja Group, LLC  
DOCKET NO.: 22-58558.001-R-1  
PARCEL NO.: 32-29-418-012-0000

The parties of record before the Property Tax Appeal Board are Karaja Group, LLC, 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 **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:** \$1,488  
**IMPR.:** \$7,148  
**TOTAL:** \$8,636

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 a 4,962 square foot parcel of land improved with a 112-year-old, two-story, frame, multi-family dwelling, containing 1,670 square feet of living area. The property is located in Chicago Heights, Bloom Township, Cook County and is a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

On appellant's Appeal Form, appellant indicates the basis of the appeal is a contention of law. Appellant submitted the copy of a Settlement Statement indicating the subject property sold on April 29, 2021, for \$47,000. The questions listed under Section IV-Recent Sale Data of the Appeal Form were left blank. Appellant also submitted a copy of the Board's decision reflecting the subject property's reduced assessment valuation of \$4,700 for the 2021 tax year. Under Section II of the Appeal Form, appellant indicates the subject property is not an owner-occupied

residence. Based on this evidence, appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject property of \$8,637, which reflects a market value of \$86,370 or \$51.72 per square foot of living area, land included, when using the assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. In support of its contention of the correct assessment, the board of review submitted information on four suggested comparable sales. Each of the sales comparables were improved with either a one-and-one-half-story or a two-story dwelling of either frame or masonry construction that ranged in living area square footage from 1,462 to 2,278. They sold between March and December of 2022 for prices ranging between \$144,000 and \$200,000, or between \$85.71 and \$109.44 per square foot of living area. The board of review also included in its grid analysis that the subject property sold in June of 2021 for \$47,000, or \$28.14 per square foot of living area.

In rebuttal, appellant emphasized the issue in this case is the market value of the subject property. Appellant states its proof of market valuation of the subject property is the documentation appellant previously submitted indicating the subject property was purchased for \$47,000. Appellant asserts that the board of review's evidence of market value is insufficient to support its assessment valuation of the subject property in that the board of review's sales data did not come from a verified source or reflect adjustments for differences in comparison to the subject property. In addition, appellant contends the Official Rules of the Property Tax Appeal Board Section 1910.65(c) requires a minimum of three comparables and the board of review's comparables are insufficient to meet that requirement.

### **Conclusion of Law**

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

The Residential Appeal Form required to be completed by appellant indicates that instruction on how to complete this form can be found at [www.ptab.illinois.gov](http://www.ptab.illinois.gov). The instructions state the Appeal Form must be completed in its entirety and contain the basis of the appeal. Initially, appellant indicated in the Appeal Form that the basis of the appeal was a contention of law and did not complete the required Recent Sale Data section of the form. In rebuttal, appellant clarified the basis was market value and contended the board of review's comparables were insufficient to support the current assessed valuation of the subject property.

The Board finds the best evidence of market value in the record to be the board of review's comparable sales #1, #2, and #3. These comparables were similar to the subject in location, style, construction, features, age and land area. These properties also sold proximate in time to the assessment date at issue. The comparables sold for prices ranging from \$85.71 to \$109.44 per square foot of living area, including land. The subject's assessment reflects a market value of

\$51.72 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Section IV of Appellant's Appeal Form was incomplete and did not provide necessary information required for the Board to analyze the arms-length nature of the sale of the subject property. Based on this record, the Board finds the subject's assessment is reflective of market value and a reduction in the subject's assessment is not justified on this basis.

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

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: February 17, 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

AGENCY

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Karaja Group, LLC, by attorney:  
Abby L. Strauss  
Schiller Law P.C.  
33 North Dearborn  
Suite 1130  
Chicago, IL 60602

COUNTY

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