FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Frank Sconza
DOCKET NO.: 23-24765.001-R-1
PARCEL NO.: 08-11-313-006-0000

The parties of record before the Property Tax Appeal Board are Frank Sconza, the appellant, by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. 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:	$17,110
IMPR.:	$30,390
TOTAL:	$47,500

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 2023 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 multi-level dwelling of frame and masonry exterior construction with 2,483 square feet of living area[1]. The dwelling was constructed in 1966. Features of the home include basement with finished area, central air conditioning, a fireplace and a 2-car garage. The property has a 20,130 square foot site and is located in Mount Prospect, Elk Grove Township, Cook County. The subject is classified as a class 2-34 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 $475,000

[1] The Board finds the best evidence of the subject's dwelling size was found in the appraisal which included a detailed sketch with dimensions and area calculations that was provided by the appraiser and not refuted by the board of review.

as of June 21, 2023. The appraisal was prepared by William E. Jansen, a Certified Residential Real Estate Appraiser.

The intended use of the appraisal report was for refinancing.

In estimating the market value of the subject property, the appraiser developed the sales comparison approach and the cost approach.

In estimating the market value using the sales comparison approach to value, the appraiser selected five comparables. The report included three comparable sales and two active listings located within 0.38 of a mile from the subject property. The comparables have sites that range in size from 8,385 to 19,110 square feet of land area and are improved with 1-story, 2-story or multi-level dwellings of average quality construction that range in size from 1,878 to 2,783 square feet of living area. The homes range in age from 55 to 66 years old. Each comparable has 2-car garage. The three comparable sales sold from January 2023 to June 2023 for prices from $445,000 to $535,000 or from $185.65 to $213.07 per square foot of living area, land included. The two listings had listing prices of $469,000 and $499,500 or $249.73 and $190.94 per square foot of living area, including land.

The appraiser adjusted the comparables for differences with the subject in date sale/time, site size, view, dwelling size, finished basement area, porch/patio/decks and fireplace counts arriving at adjusted prices ranging from $465,500 to $528,000 and an opinion of market value for the subject of $475,000.

Under the cost approach, the appraiser computed a replacement cost new of $582,615, deducted depreciation of 10% or $252,776, added $25,000 for site improvements and $125,000 for site value to conclude a value for the subject of $479,839 under the cost approach.

In reconciliation, the appraiser gave all weight to the sales comparison approach in concluding a market value for the subject of $475,000 as of January 1, 2023. The appraiser gave no weight to the cost approach due to insufficient market evidence to credibly support the site value and derivation of total accrued depreciation.

Based on this evidence, the appellant requested the subject's assessment be reduced to $47,500 which equates to a market value of $475,000 or $191.30 per square foot of living area, land included when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $53,736. The subject's assessment reflects a market value of $537,360 or $219.78 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located within approximately a ¼ of a mile or on the same block as the subject property. The comparables have sites that range in size from 19,950 to 20,130 square feet of land area and are improved with multi-level or 2-story dwellings of frame and masonry or frame exterior construction that range in size from 1,976 to 2,844 square feet of living area. The homes range in age from 62 to 65. Each comparable has a basement, with three having finished area, two or three fireplaces and a 2-car or a 3-car garage. Three comparables have central air conditioning. The comparables sold from November 2020 to October 2023 for prices ranging from $610,000 to $851,000 or from $223.28 to $430.67 per square foot of living area, land included. Based on this evidence, the board of review requests the subject's assessment be confirmed.

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 appellant submitted an appraisal and the board of review submitted four comparable sales for the Board's consideration.

The Board gave less weight to the unadjusted board of review comparable sales as they do not overcome the more detailed valuation analysis contained in the appellant's appraisal. In addition, two board of review comparables sold less proximate to the January 1, 2023 assessment date and were less likely to be reflective of market value as of that date.

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The subject's assessment reflects a market value of $537,360 or $219.78 per square foot of living area, including land, which falls above the appraised value. The Board finds the subject property had a market value of $475,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment classification ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2)).

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:

C E R T I F I C A T I O N

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 21, 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

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