FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Valery Yundin
DOCKET NO.: 23-28178.001-R-1
PARCEL NO.: 11-18-314-021-1033

The parties of record before the Property Tax Appeal Board (PTAB) are Valery Yundin, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, PTAB hereby finds ***A Reduction*** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND:	$1,876
IMPR.:	$28,399
TOTAL:	$30,275

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision 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

A 1,475 square feet, one-story brick condominium situated on a 37,070 square feet lot in Evanston of Evanston Township, Cook County constitutes the subject property. Per the appraisal report, the 35-year-old residence included two bathrooms, central air conditioning, and a garage.

The appellant asserts overvaluation as the basis of the appeal. To demonstrate the assessment exceeded the subject's market value, the appellant submitted an appraisal and evidence of a recent sale. The appellant supported the overvaluation argument with a copy of the master statement, deed, and residential real estate contract indicating that the subject sold in July 2022 for $302,750 to borrower Valery Yundin. The appellant represented that the property was advertised on multiple listing services for 29 days.

In further support of the overvaluation contention, the appellant submitted an appraisal that opined the market valued the subject at approximately $298,000 as of June 2, 2022. Of the accepted approaches to value, the appraisal developed only the sales comparison approach using three sales of suggested comparables within .04 miles of the subject property and one current property listing. The sales closed between September 2021 and March 2022 for amounts ranging from $285,000 to $299,900, or between $203.57 and $268.18 per square foot. Using the properties' listed characteristics, the appraiser made up to a 7.7% gross adjustment to the comparable sale prices to address differences between the comparable and subject improvements.

The county board of review responded in its "Notes on Appeal" that the subject was correctly assessed at $32,699. The subject's assessment reflects a market value of $326,990 when using the 10% Cook County Real Estate Classification Ordinance assessment level for class two properties. In defense of the assessment, the board of review submitted a 2023 condominium analysis calculating the estimated fair market value of the subject unit based on nine sales. The analysis indicated that the subject property owned 2.3% of the condominium and had a revised assessed value of $35,440 in 2023.

Conclusion of Law

The appellant contends the board of review's 2023 assessment of the subject overvalues the property. When market value is the basis of the appeal, the value of the property must be proven by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). Proof of market value may consist of an appraisal or recent sale of the subject property, comparable sales, or construction costs. 86 Ill.Admin.Code §1910.65(c). The Property Tax Appeal Board (PTAB) finds the appellant met this burden of proof.

In this record, the appellant attached to the petition a settlement statement confirming that the subject unit sold in July 2022—within two years of the assessment date—for $302,750. While the county board of review submitted a condominium analysis in defense of its subject assessment, neither the analysis nor the appellant's appraisal—particularly one that includes one proposed listing as a comparable—is as persuasive an indicator of a property's market value as a sale of the instant unit within two years of the assessment date. In short, based on the proximity of the purchase date to the assessment date and the credibility of the evidence supporting the purchase price, PTAB finds that the market valued the subject property around $302,750 as of the 2023 assessment year. PTAB accordingly finds the appellant showed overvaluation by a preponderance of the evidence and a reduction in the total subject assessment to $30,275, commensurate with the indicated market value, is warranted.

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

AGENCY

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