



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

APPELLANT: Richard Pollay
DOCKET NO.: 23-40343.001-R-1
PARCEL NO.: 17-03-226-065-1027

The parties of record before the Property Tax Appeal Board are Richard Pollay, the appellant, by attorney Kyle Gordon Kamego, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$7,830
IMPR.: \$148,395
TOTAL: \$156,225

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-185) 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 single individually-owned residential condominium unit with a .4029% ownership interest in the condominium building. The building is approximately 46 years old and contains 252 condominium units. The building has a 77,223 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-99 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's claim is based on overvaluation. In support of this claim, the appellant submitted evidence including a Settlement Statement disclosing the subject property was purchased in January 2020 for a price of \$1,300,000 from Lois Podolsky and Michael Berman. The appellant completed Section IV - Recent Sale Data of the appeal petition disclosing the parties to the transaction were not related, the property was sold by realtor, and the property was advertised for sale through the Multiple Listing Service (MLS) for a period of approximately 1 month. The

appellant also disclosed that the property was neither sold due to a foreclosure, nor by use of a contract for deed. To document the sale, the appellant submitted copies of the Settlement Statement associated with the sale of subject which reiterated the parties to the transaction, the purchase price, and the date of the sale and that real estate commissions were paid to two separate entities. Based on this evidence, the appellant requested a reduction to the subject's total assessment to \$130,000 which reflects the purchase price of \$1,300,000 when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$156,778. The subject's assessment reflects a market value of \$1,567,780 when applying the 10% level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance. The Property Tax Appeal Board takes notice that 2021 was the first year of the General Assessment Cycle for the subject property and that Cook County did not apply a township equalization factor for this property.

In support of its contention of the correct assessment, the board of review submitted a document entitled Condominium Analysis Results for 2022 prepared by Lucas Schumann. The analyst used 58 sales occurring from April 2019 to December 2023 arriving at a total consideration for those units sold of \$85,950,998. The board of review analysis indicated these 58 units had a 21.9569% ownership interest in the condominium building. Dividing the total consideration by the percentage of ownership in the condominium resulted in a full value of the condominium building of \$391,453,247.

The Board takes notice that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 22-49505.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision lowering the assessment of the subject property to \$156,225 based on the evidence submitted by the parties. The Residential Appeal form disclosed that the subject is an owner-occupied property which was not contested by the board of review.

Conclusion of Law

The appellant's appeal is based on market value grounds. 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). The issue in this appeal, however, is whether the assessment of the subject property as established by the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2022 tax year pursuant to section 16-185 of the Property Tax Code. (35 ILCS 200/16-185).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash

value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2022 tax year should be carried forward to the 2023 tax year subject only to equalization as provided by section 16-185 of the Property Tax Code (35 ILCS 200/16-185). The evidence in the record indicates that the subject property is an owner-occupied dwelling; the Board takes notice that 2022 and 2023 tax years are within the same general assessment period for the subject property; the record contains no evidence indicating the subject property sold in an arm's-length transaction after the Board's decision; and the decision of the Property Tax Appeal Board has not been reversed or modified upon review.

For these reasons, the Property Tax Appeal Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Property Tax Appeal Board's prior year's decision.

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 15, 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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