



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

APPELLANT: Kerry Costello
DOCKET NO.: 23-45115.001-R-1
PARCEL NO.: 14-33-207-004-0000

The parties of record before the Property Tax Appeal Board are Kerry Costello, the appellant(s), by attorney Nora Devine, of The Devine Law Group, LLC 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: \$40,625
IMPR.: \$164,375
TOTAL: \$205,000

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 3,250 square foot parcel of land improved with two improvements. Improvement #1 is an approximately 28-year old, two-story dwelling of masonry construction with 3,940 square feet of living area. Improvement #1 is a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance. Improvement #2 has 660 square feet of living area. There was no additional description provided regarding improvement #2. The subject property is located in Chicago, North Chicago Township, Cook County. The record disclosed that the subject property was owner-occupied during the lien year.

The appellant contends assessment overvaluation as the basis of the appeal. In support of this argument, the appellant submitted evidence disclosing the subject property was sold on October 15, 2021 for a price of \$2,050,000. The appellant submitted into evidence copies the Multiple Listing Service (MLS) data sheet, listing history, and the settlement statement. Section IV Recent

Sale Data of the appeal form confirmed: the sale date and price; the transfer was not between family or related corporations and was sold by the realtor; the subject was advertised on MLS for 83 days and was not sold due to a foreclosure action. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect 10% of the purchase price.

In support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of \$2,100,000 as of August 27, 2021. The appraisal was prepared by Michael Banks of Banks Appraisal Group, a licensed certified residential real estate appraiser. The appraiser utilized the sales comparison approaches in their evaluation. For the sales comparison approach, the appraiser used sales of six comparable properties in Chicago, IL that took place between April 2021 and February 2020 for amounts ranging from \$1,800,000 to \$2,925,000, or from \$445.36 to \$865.22 per square foot of living area, land included in the sales prices. The appraiser adjusted the sales prices to account for differences between the subject and the comparables. Photographs of the subject dwelling's exterior and interior were included with the appraisal.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for both improvements of the subject of \$241,302. The subject's assessment reflects a market value of \$2,413,020. In support of the assessment, the board of review submitted sales information about four suggested comparable properties. The board of review requested that the assessment be confirmed.

In rebuttal, the appellant submitted the Multiple Listing Service (MLS) data sheets for the board of review's suggested comparables and pointed out characteristic differences to the subject. The appellant reaffirmed its position that the 2023 assessed value for the subject property is excessive and that the total assessment should be reduced.

On December 17, 2025, both parties agreed to waive the hearing and have the Board render its decision based on the evidence.

Conclusion of Law

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2021 tax year should be carried forward to the tax year at issue subject only to equalization as provided by section 16-185 of the Property Tax Code.

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. 35 ILCS 200/16-185.

Additionally, section 10-15 of the Illinois Administrative Procedure Act states: “Standard of proof. Unless otherwise provided by law or stated in the agency’s rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence.” 5 ILCS 100/10-15. The Board takes official notice that under 21-47120.001-R-1, it rendered a decision lowering the subject’s assessment for tax year 2021 (86 Ill.Admin.Code §1910.90(i)), and that tax year 2021 and the instant tax year of 2023 are in the same general assessment period for North Chicago Township. The Board further finds that the subject is owner-occupied based on the appellant’s statement in Section II of the 2023 appeal form, which states that the subject is owner-occupied. The record contains no evidence indicating that the subject sold in an arm’s-length transaction subsequent to the Board’s decision for the 2021 tax year, or that the Board’s decision for the 2021 tax year was reversed or modified upon review. For these reasons the Board finds that a reduction in the subject’s assessment is warranted to reflect the assessment as established in the Board’s 2021 tax year decision, plus the application of an equalization factor, if any.

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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