FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Gary Silverman
DOCKET NO.: 23-45136.001-R-1 through 23-45136.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Gary Silverman, 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 ***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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-45136.001-R-1	17-10-221-083-1502	170	4,757	$4,927
23-45136.002-R-1	17-10-221-083-1503	170	4,757	$4,927
23-45136.003-R-1	17-10-221-083-1668	6,316	177,171	$183,487

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 is a condominium unit with two garage spaces in an approximately 17-year old, 684 unit residential condominium building that is located on a 74,575 square foot site 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 record disclosed that the subject property was owner-occupied during the lien year.

The appellant contends overvaluation as the basis of the appeal. In support of the overvaluation argument, the appellant submitted an appraisal estimating the subject property had a market value of $1,700,000 as of January 1, 2021. The appraisal was prepared by Marco Malard, a licensed certified residential real estate appraiser. The appraiser physically inspected the interior and exterior of the subject property on January 3, 2023. Mr. Malard relied on the sales

comparison approach in which he used sales of four comparable properties in Chicago, IL that took place between March 2019 and December 2020 for amounts ranging from $1,670,000 to $1,800,000, or from $477.14 to $667.45 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 the subject as $193,341 which reflects a market value of $1,933,415 when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. In support of its contention of the correct assessment, the board of review submitted its Condominium Analysis for 2023, which is based upon sales of 118 units in the subject's building. Using the subject unit's ownership interest of .5100%, the fair market value for the subject unit is $1,993,415. [1]This reflects a total assessed value of $193,341, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

The matter proceeded to hearing on November 20, 2025. At hearing, the appellant requested to consolidate docket number 22-45136 with docket numbers 21-38654 and 22-48320 regarding the same subject property and within the same triennial. The board of review voiced no objection. The administrative law judge granted consolidating the three cases for hearing purposes only. The appellant presented the testimony of Mr. DaShawn Weaver-Drew, the appraiser who holds an SRA designation. Mr. Weaver-Drew testified he is an Illinois certified real estate appraiser and assisted in preparing the appraisal with his trainee Mr. Marlard with no objection from the board of review to Mr. Weaver-Drew being called as a witness.

Mr. Weaver-Drew testified that he employed the sales comparison approach to estimate a total market value for the subject. Mr. Weaver-Drew testified that two of the comparables are located in the same building as the subject. Mr. Weaver-Drew testified to each of the four sales comparables that were utilized in the appraisal and that he made minimal adjustments for condition, amenities, and size. Mr. Weaver-Drew testified that he made no adjustments for comparable #3. The appellant reaffirmed its position that the 2021 assessed value for the subject property is excessive and that the total assessment should be reduced. The board of review rested on the evidence previously submitted.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its The taxpayer contends overvaluation as the basis of the appeal. When overvaluation is claimed, the appellant has the burden of proving the value of the property by a preponderance of the evidence. Cook Cnty. Bd. of Review v. Prop. Tax Appeal Bd., 339 Ill. App. 3d 529, 545 (1st Dist. 2002); National City Bank of Michigan/Illinois v. Prop. Tax Appeal Bd., 331 Ill. App. 3d 1038, 1042 (3d Dist. 2002) (citing Winnebago Cnty. Bd. of Review v. Prop. Tax Appeal Bd.,

[1] The Board finds that some of the calculations on the assessment analysis do not reflect the board of review's total assessment. Instead, the Board relies on the board of review's decision letter dated April 9, 2024 which reflected a total assessed value of $193,341 and therefore a market value of $1,993,410 for the subject when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

313 Ill. App. 3d 179 (2d Dist. 2000)); 86 Ill. Admin. Code § 1910.63(e). Proof of market value may consist of an appraisal, a recent arm's length sale of the subject property, recent sales of comparable properties, or recent construction costs of the subject property. Calumet Transfer, LLC v. Prop. Tax Appeal Bd., 401 Ill. App. 3d 652, 655 (1st Dist. 2010); 86 Ill. Admin. Code § 1910.65(c). Real property taxes . . . which are authorized by law to be assessed against and levied upon real property shall be assessed against and levied upon each unit and the owner's corresponding percentage of ownership in the common elements as a tract, and not upon the property as a whole. 765 ILCS 605/10(a). Having considered the evidence presented, the Board finds that the evidence indicates a reduction is not warranted.

The Board concludes that the best evidence of the subject's market value is the Condominium Analysis for 2022 submitted by the board of review utilizing sales of 118 comparable units. Each of these was a sale of a condominium unit in the same building as appellant's unit. In its determination of the proper assessment, the board of review added the total compensation from these 118 sales together. The Board finds that in utilizing the subject unit's .5100% interest in the building, determines that the unit should be assessed at $193,341, reflecting a market value of $1,933,415, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. The Board gives less weight to the appraisal report as out of four of its sales comparables, half were comparable sales from another building without adjustments for differences in ownership percentages, common elements, and amenities of the other buildings. Therefore, the Board finds that appellant failed to meet the requisite burden of proof, and a reduction in the subject's assessment is not 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: November 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 9-215 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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