



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

APPELLANT: Annie Moroney
DOCKET NO.: 23-46281.001-R-1 through 23-46281.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Annie Moroney, the appellant(s), by attorney Max E. Callahan, of Siegel & Callahan, P.C. 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-46281.001-R-1	14-33-301-112-0000	17,337	187,987	\$205,324
23-46281.002-R-1	14-33-301-113-0000	21,087	113,589	\$134,676

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 2022 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 consists of a three-story detached single-family residence of masonry construction with 5,920 square feet of living area. The dwelling is ten years old. It consists of two separate Property Index Numbers (PINs). Features of the home include a full basement with a formal recreation room, central air conditioning, two fireplaces, roof top deck and an attached two-car garage. The property has a 3,074 square foot site located in the City of Chicago, within North Chicago Township, Cook County. The subject is classified as a class 2-09 property under the

Cook County Real Property Assessment Classification Ordinance. The subject was reported as being owner occupied¹.

The appellant contends that the subject property is overvalued and, in support of this position, submitted an appraisal estimating the subject's market value at \$3,400,000 as of January 1, 2021. The appraisal was prepared by Greg Nold of Real Property Group, a Certified Residential Real Estate Appraiser, who stated that the appraisal was intended solely for ad valorem tax assessment purposes. The appraiser conducted a physical inspection of the subject property on February 17, 2022, and developed his opinion of value using the sales comparison approach.

Furthermore, the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 2021-56699.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the total assessment of the subject property on the evidence submitted by the parties. The tax years 2021 and 2023 are within the same general assessment period for North Chicago Township and the appellant disclosed that the subject property is an owner-occupied residence.

The Board of Review Notes on Appeal reflect a total assessed value of \$189,313 for Property Index Number (PIN) 14-33-301-112-0000. No assessed value was reported by the Board of Review for PIN 14-33-301-113-0000. According to the 2023 Cook County Board of Review assessed valuation letter submitted by the appellant, the subject property has an implied market value of \$3,823,760, based on the 10 percent assessment level applied to Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The Board of Review did not reference the 2021 PTAB decision, which reduced the assessment based on the evidence submitted by the parties. In support of its assessment position, the Board of Review provided sales and equity data for four comparable properties.

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 provides, in relevant 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

¹ The Board finds that the description of the subject property is supported by the evidence submitted by both parties. In instances where discrepancies existed between the parties' descriptions, the Board accords greater weight to the appraiser's description, as the appraiser conducted a physical inspection of the subject property in connection with the preparation of the appraisal.

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, "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 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 response to Section 1b of the residential 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 after 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 by a preponderance of the evidence that the subject's assessment should be carried forward to the 2023 tax year, pursuant to section 16-185 of the Property Tax Code, to reflect the Board's decision for the 2021 tax year, 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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