



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

APPELLANT: Joseph Biggerman, Jr.
DOCKET NO.: 23-51744.001-R-1
PARCEL NO.: 17-10-401-014-1029

The parties of record before the Property Tax Appeal Board are Joseph Biggerman, Jr., the appellant; 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: \$1,049
IMPR.: \$23,951
TOTAL: \$25,000

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 is an approximately 30-year-old, condominium unit within a 56-story, masonry, 482-unit residential condominium building. The subject unit is a two-bedroom, two-bath, 1,140 square foot dwelling with one deeded indoor parking space. The subject unit has respective ownership interests in the condominium of 0.1577%. The parcel is on an approximately 41,561 square foot site in Chicago, South 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 contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property unit had a market value of \$250,000 as of January 1, 2023,. The appraiser inspected the subject on July 15, 2024, and determined the highest and best use as improved is continuation of its present use. The appraisal undertook the sales comparison approach in valuing the subject. Under the sales comparison

approach, the appraiser analyzed six units that sold within the subject's building. After making adjustments for pertinent factors, and including the cost to renovate the subject, the appraisal estimates a value for the subject as of January 1, 2023 of \$250,000. The appraisal also included six color photos of the subject's interior and bathroom, as well as three contractor's estimates for renovations.

The board of review submitted "Board of Review-Notes on Appeal" [BOR] which disclosed the total assessment for the for the subject of \$36,607 which reflects a market value of \$366,070, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance. In its Condominium Analysis Results for 2023, the board of review listed assessment values for each parcel located within the building, including the subject property. In support of its contention of the correct assessment, the board of review submitted its Assessment Analysis based on sales information on 111 condominium units located within the same building as the subject property. The total consideration from sales was \$55,352,41. Based on a total percentage of interest of units sold of 22.6673%, the board of review calculated a full market value for the condominium building of \$244,087,316. Factoring the 0.1577% interest for the subject parcel the BOR concluded a fair market value for the subject of \$384,926, with a total assessed value of \$38,493.

In rebuttal, the appellant submitted comments disputing the board of review's argument that the subject was 100% occupied. He argued that the appraisal is the best evidence of market value and does not include the actual receipts for building materials. He argued that the board of review acknowledged the subject's condition in the 2024 assessment.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. 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). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c).

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser utilized the sales comparison approach to value in determining the subject's market value. The current assessment reflects a market value above this value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser inspected the subject, reviewed the property's history, and used similar properties in the sales comparison approach while considering renovation expenses for the subject's current condition. Therefore, the Board finds the subject property's market value of \$250,000 as of the assessment date at issue. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10% shall apply.

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: _____

October 21, 2025



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Joseph Biggerman, Jr.
195 N Harbor Dr Apt 501
Chicago, IL 60601

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602