



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

APPELLANT: Michael Juszczuk
DOCKET NO.: 23-53648.001-R-1
PARCEL NO.: 04-09-301-014-0000

The parties of record before the Property Tax Appeal Board are Michael Juszczuk, the appellant(s), by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$17,955
IMPR.: \$39,045
TOTAL: \$57,000

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 two-story dwelling of frame and masonry construction with 2,457 square feet of living area. The dwelling is approximately fifty-eight years old. Features of the home include a slab foundation, central air conditioning, a fireplace and a two-car garage. The property has an 11,970 square foot site and is in Northbrook, Northfield Township, Cook County. The property is a class 2 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 opining the subject property had a market value of \$570,000 as of 01/01/2022. The appraisal was prepared by a certified appraiser utilizing a sales comparison approach. In support of the appraiser's opinion of overvaluation the appellant submitted information on four comparable properties in Northbrook, Il. that took place between March

2021 to November 2021. For amounts ranging from \$535,000 to \$570,000, or from \$222.49 to \$292.51 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 comparable properties. The appraiser included photographs, maps and charts in the filing. The comparable properties referenced in the appellant appraisal range in distance to the subject property from .38 to .88 miles distance. The appellant is asking for a reduction in total assessment of \$57,000. The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,267. The subject's assessment reflects a market value of \$632,670 or \$257.50 per square foot of living area, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted four comparable properties in a grid format. The board of review's position is that the property had a market value of \$632,700 as of 01/01/2022. The suggested properties offered by the board were sold between July 2023 to July 2024 for amounts ranging from \$685,000 to \$907,000 or between \$278.91 to \$402.16 per square foot of living space, land included. The board comparable properties are all within a quarter mile distance from the subject property. The board of review is asking for no change in assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$63,667. The subject's assessment reflects a market value of \$636,670 or \$259.12 per square foot of living area, including land, when applying the level of assessments for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

In support of its contention of the correct assessment the board of review submitted four comparable properties in a grid format. The board of review's position is that the property had a market value of \$632,700 as of 01/01/2022. The suggested properties offered by the board were sold between July 2023 to July 2024 for amounts ranging from \$685,000 to \$907,000 or between \$278.91 to \$402.16 per square foot of living space, land included. The board comparable properties are all within a quarter mile distance from the subject property. The board of review is asking for no change in 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 appellant *met* this burden of proof and a reduction in the subject's assessment *is* warranted.

The Board finds the best evidence of market value to be *the appraisal submitted by the appellant*. The subject's assessment reflects market value above the best evidence of market in the record. The Board finds the subject property had a market value of \$570,000 as of the assessment date at issue.

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 20, 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

AGENCY

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

APPELLANT

Michael Juszczyk, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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