



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

APPELLANT: Mather Realty Group LLC  
DOCKET NO.: 23-55491.001-R-1  
PARCEL NO.: 24-07-107-016-0000

The parties of record before the Property Tax Appeal Board are Mather Realty Group LLC, the appellant, by attorney Nicholas T. McIntyre, of Much Shelist, 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 **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:

**LAND:** \$4,843  
**IMPR.:** \$51,156  
**TOTAL:** \$55,999

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 2-story multi-family building of masonry exterior construction with 5,867 square feet of gross building area. The building is approximately 46 years old. Features include a basement.<sup>1</sup> The property has a 7,750 square foot site and is located in Chicago Ridge, Worth Township, Cook County. The subject is classified as a class 2-11 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 completed Section IV – Recent Sale Data of the appeal petition reporting that the

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<sup>1</sup> The parties disagree on several property characteristics of the subject. The appellant's evidence reported the subject to have a full unfinished basement and central air conditioning, while the board of review reported it to have a partial basement finished with an apartment and lacking central air conditioning. Neither party refuted the other parties' description of the subject and neither party submitted additional evidence to resolve these discrepancies.

subject was purchased on September 21, 2020 for a price of \$480,000. The property was purchased from Marquette Bank Trust Number 13043 and the parties to the transaction were not related. The property was reported to have been sold by the owner and was advertised for 2 months in a Multiple Listing Service (MLS). The appellant also disclosed the property was not sold due to a foreclosure, nor was it sold using a contract for deed. The appellant submitted a copy of the signed settlement statement which reiterated the sale price of \$480,000 and seller, as well as commissions being paid to two entities. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$55,999. The subject's assessment reflects a market value of \$559,990 or \$95.45 per square foot of gross building area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four comparables within the subject's assessment neighborhood, three of which are located  $\frac{1}{4}$  of a mile from the subject property. The board of review provided equity and sales data for each comparable; however, the equity data supplied is not responsive to the subject's overvaluation argument and will not be considered in this appeal. The comparables have sites that range from 7,956 to 8,656 square feet of land area. The properties are improved with 2-story or 3-story, class 2-11 multi-family buildings of masonry exterior construction ranging in size from 4,443 to 6,078 square feet of gross building area. The buildings range in age from 30 to 54 years old. One comparable has a full basement and three comparables each have a slab foundation. One comparable has a central air conditioning and a 2-car garage. The comparable properties sold from March 2021 to December 2021 for prices ranging from \$532,900 to \$600,000 or from \$89.83 to \$131.67 per square foot of gross building area, land included. In the grid analysis, the board of review reported the subject sold on October 26, 2020 for a price of \$480,000 without further explanation.

### **Conclusion of Law**

The appellant contends in part 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 did not meet this burden of proof and a reduction in the subject's assessment based on overvaluation is not warranted.

This record contains the sale of the subject and four comparable sales submitted by the board of review for the Board's consideration. The Board gives less weight to the subject's sale which occurred approximately 27 months prior to the subject's January 1, 2023 assessment date under appeal, less proximate than the comparable sales presented by the board of review and less likely to reflect the market conditions as of this date. The Board also gives less weight to the sale for board of review comparable #2 as this comparable presents significant differences from the subject in gross building size and age, as well as featuring a garage, which the subject lacks.

The Board finds the best evidence of market value to be the sales for board of review comparables #1, #3, and #4. These comparables sold more proximate in time to the subject's lien date at issue and are similar to the subject in location, lot size, classification, age, and gross building size with varying degrees of similarity in foundation type and other features. Each comparable lacks a basement foundation, which the subject features, suggesting upward adjustments for this difference would be necessary to make them more equivalent to the subject. Nevertheless, the best comparable properties sold for prices ranging from \$532,900 to \$600,000 or from \$89.83 to \$98.72 per square foot of gross building area, land included. The subject's assessment reflects a market value of \$559,990 or \$95.45 per square foot of living area, land included, which falls within the range established by the best comparables sales in this record. Based on the market value evidence in this record and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment based on overvaluation is not justified.

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:

April 21, 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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