FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Roland Locher
DOCKET NO.: 24-20473.001-R-1
PARCEL NO.: 11-29-308-002-0000

The parties of record before the Property Tax Appeal Board are Roland Locher, the appellant(s), by attorney Michael R. O'Malley, of Schmidt Salzman & Moran, Ltd. 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:	$23,821
IMPR.:	$66,180
TOTAL:	$90,001

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 2024 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 an 8,662 square foot parcel of land improved with a 105-year-old, three-story, frame, single-family dwelling containing 4,445 square feet of building area. The property is located in Chicago, Rogers Park Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal contends overvaluation as the basis of the appeal. In support of the market value argument, the appellant completed *Section IV-Recent Sale Data* of the petition and disclosed that the subject was purchased from Thomas E. Brewer, as Trustee of the Thomas E. Brewer Trust on January 1, 2020 for $590,000. The petition also disclosed that the subject: was not transferred between related parties; was sold with assistance of Baird & Warner; was advertised for sale on the Multiple Listing Service (MLS); and was not sold due to a foreclosure or contract for deed. The appellant included the sales contract and the settlement statement which listed commissions to real estate companies. The petition discloses the subject is an owner-occupied residence.

The board of review submitted its "Board of Review Notes on Appeal" and used a “substitute” parcel for the subject. This parcel is adjacent to the subject property. The subject’s total assessment is $90,001 which reflects a market value of $900,010 or $202.48 per square foot of building area using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of the current assessment, the board of review submitted four suggested comparables. These properties are described as two-story, single-family dwellings masonry or frame and masonry construction. They ranged in age from 103 to 130 years and in size from 3,110 to 4,361 square feet of building area. Three properties sold from July 2022 to April 2024 for prices ranging from $212.11 to $275.88 per square foot of building area.

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.

While the Board finds the sale of the subject was an arm’s length sale, the Board finds the sale occurred almost four years prior to the lien date in question. The board of review submitted sales comparables which sold within 18 months of the lien date. These sales show that the market increased from the date of sale to January 1, 2024. The Board finds the best evidence of market value to be the board of review’s comparables. These properties sold for prices ranging from $212.11 to $275.88 per square foot of building area. In comparison, the subject’s assessment reflects a market value of $202.48 per square foot of building area which is slightly below the range of the best comparables in the record. Therefore, the Board finds the appellant has not shown by a preponderance of the evidence that the subject was overvalued and a reduction in the 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: 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

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

APPELLANT

Roland Locher, by attorney:
Michael R. O'Malley
Schmidt Salzman & Moran, Ltd.
111 West Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

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