



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

APPELLANT: Jennifer Vaughn
DOCKET NO.: 24-32707.001-R-1
PARCEL NO.: 02-07-203-003-0000

The parties of record before the Property Tax Appeal Board are Eric and Jennifer Vaughn, the appellants, 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: \$18,481
IMPR.: \$52,394
TOTAL: \$70,875

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 a 136-year-old, two-story, dwelling of frame construction. The property has a 61,603 square foot site and is in Inverness, Palatine Township, Cook County. The property is a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation as the basis of the appeal. In support of this argument, appellant submitted an appraisal estimating the subject property had a market value of \$525,000 as of June 18, 2021. The appraiser utilized the sales comparison approach based on four comparable properties that sold between December 2020 and April 2021 and determined the market value for the subject property after adjustments. Appellant also submitted a copy of the board of review's decision letter reflecting a total assessment for the subject property of \$84,000. Based on this evidence, appellant requests the subject property's total assessment be reduced to \$52,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,000. The subject's assessment reflects a market value of \$840,000 or \$228.95 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 three comparable sales properties. The comparable properties were not in the same neighborhood and within an undisclosed distance from the subject. Each was improved with class 2-06 two-story dwellings of frame, masonry or frame and masonry constructions. They ranged in age from 64 to 116 years, in size from 2,844 to 4,362 square feet living area and sold between July 2023 and December 2024 for prices ranging from \$761,031 to \$1,100,000, or from \$252.18 to \$310.06 per square feet of living area, including land. Based on this evidence, the board of review requested the subject's assessment be confirmed.

The matter proceeded to hearing on March 18, 2026, at 9:30 am. The appellant testified that subject dwelling was the original 1890's farmhouse of a large agricultural area whose acreage was developed into a residential subdivision in the 1970's. The appraisal was prepared for the home's lender for a Veterans Administration or VA loan. The appellant argued that the appraisal was very thorough and valued the home and land at \$525,000. The appellant requested the assessed value be lowered to that amount.

The board of review argued that the appraisal was too old to be given any weight and the client for the appraisal was the lender, not the appellants. Additionally, the board of review argued the appraisal was not prepared for *ad valorem* purposes and the appraiser was not present to testify. The board of review asserted that the sales comparables submitted by the board of review were the best evidence of market value. The board of review emphasized comparable #1, which they supplemented was a half mile from the subject, as the best comparable, based on similar land site size and square footage. Comparable #1 sold on June 27, 2024, for \$1,100,000.

The appellant countered that the board of review's comparable #3 had a significantly larger land site, much of it unbuildable as it becomes a large enough body of water at times to support a duck population. The appellant testified that the appraisal was within a three-year block of time from the lien date and was good evidence of market value based on the uniqueness of the subject.

Conclusion of Law

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 appellant did meet this burden of proof and a reduction in the subject's assessment is warranted.

Appraisals are admissible in all market-value appeals as substantive evidence and appraiser absence is irrelevant. Evidence commonly relied upon by prudent persons is admissible. 5 ILCS 100/10-40 (APA). Market value may be proven by an appraisal. 86 Ill. Adm. Code §1910.65(c)(1). The Property Tax Appeal Board must use informal, nontechnical procedures, to determine the correct assessment of property. 35 ILCS 200/16-180; *1411 North State Condominium Ass'n v. Illinois Property Tax Appeal Board*, 2016 IL App (1st) 143757, 70 N.E.3d 1252; *Cumberland Acquisition, LLC v. Illinois Property Tax Appeal Board*, 2025 IL App (1st) 241868.

The Board finds the best evidence of market value to be the appraisal submitted by appellant. Although the further an appraisal is from the lien year, the less weight, and thus less relevance it has, it is still valid evidence. The fact that the appraisal was prepared for a loan and not *ad valorem* does not change that it is a credible appraisal containing all the relevant vectors for a thorough opinion of market value. The appraisal utilized the sales comparison approach based on four comparable properties that sold between December 2020 and April 2021 and determined the market value for the subject property was \$525,000 after adjustments for the date of June 18, 2021. The appraisal concluded that the sales market was mostly stable to slightly increasing, calculating a +3.5% increase in the median sales price from the prior years. That increasing market finding is consistent with the unadjusted sales comparisons submitted by the board of review. Therefore, the Board finds the evidence supports an increasing value for the subject property from the appraisal's valuation date to the lien date in question, but that a reduction in the assessment is still 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: _____

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

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