



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

APPELLANT: Christopher Adams
DOCKET NO.: 24-33812.001-R-1
PARCEL NO.: 14-19-328-006-0000

The parties of record before the Property Tax Appeal Board are Christopher Adams, the appellant(s), by attorney Anne E. Edelman-Larsen, of the Law Offices of Frank A. Edelman, 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 **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: \$48,438
IMPR.: \$100,562
TOTAL: \$149,000

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 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 6-year-old, two-story, single-family dwelling of frame construction with 2,647 square feet of living area. Features of the home include a full basement, central air conditioning, four fireplaces, and a two-car garage. The property has a 3,125 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a Class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation under the theory of a recent sale. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on November 18, 2022, for a price of \$1,490,000. The appellant answered the questions in Section IV of the residential appeal and submitted an ALTA Settlement Statement. The answers from Section IV of the residential appeal indicated that the sale of the subject property was not

between family members, was sold by a realtor, was advertised on the Multiple Listing Service from June 2022 to November 2022 and was not due to a foreclosure action. The appellant also submitted a brief in support of the action in which the reduction requested is for a total assessment of \$121,389, or \$27.56 per square foot. This reduction request is based on comparables that the appellant indicates are attached. However, no comparables were attached or otherwise submitted in support of this requested reduction amount, so this decision will be limited to the indicated basis of overvaluation based on a recent sale.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$157,001. The subject's assessment reflects a market value of \$1,570,010 or \$593.13 per square foot of building area, land included, when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables and four sales comparables. The suggested sales comparables sold between May 2023 and October 2024, for amounts ranging from \$1,845,000 to \$2,352,000, or between \$645.56 and \$726.37 per square foot of living area, land included in the sales prices. All of the comparables had the same neighborhood code as the subject property and were located within the subarea of the subject.

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 purchase of the subject property in November 2022 for a price of \$1,490,000. The appellant provided evidence demonstrating the sale had the elements of an arm's length transaction. The appellant completed Section IV - Recent Sale Data of the appeal disclosing the parties to the transaction were not related, the property was sold by a realtor, the property had been advertised on the open market with the Multiple Listing Service and it had been on the market from June 2022 until November 2022. In further support of the transaction the appellant submitted a copy of an ALTA final settlement statement. There was no evidence from the parties that the subject was sold short or due to a foreclosure. The Board gives no weight to the appellant's claim that there are comparables that would indicate the property should be assessed at a lower valuation than the recent sale price where the appellant failed to submit any comparables to support the claim. The Board finds the purchase price was below the market value reflected by the assessment. Based on this record, the Board finds the subject property had a market value of \$1,490,000 as of January 1, 2024, and that a reduction in the subject's assessment is justified. Since market value has been determined, the 10.00% level of assessment for Class 2 property under the Cook County Property Assessment Classification Ordinance 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 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

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