



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

APPELLANT: Carol & David Fleishman
DOCKET NO.: 24-34695.001-R-1
PARCEL NO.: 14-19-105-016-0000

The parties of record before the Property Tax Appeal Board are Carol & David Fleishman, the appellant(s), by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, 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 **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: \$62,465
IMPR.: \$54,535
TOTAL: \$117,000

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 116-year-old, two-story, single-family dwelling of frame construction with 3,520 square feet of living area. Features of the home include a full basement, central air conditioning, three- and one-half bathrooms, and a two-car garage. The property has a 4,030 square foot site located in Chicago, Lakeview Township, Cook County. The property is a class 2-06 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 estimating the subject property had a market value of \$1,170,000 as of January 1, 2024. The appraisal was prepared by Steven Spychalski a licensed certified residential real estate appraiser. The appraisal developed one of the three traditional approaches to value: the sales approach. Under the sales comparison approach, the appraiser examined six sales comparable properties within a mile of the subject property that took place between December 2022 and June 2024 for amounts ranging from \$977,500 to \$1,475,000 or between \$379.17 to \$502.67 per square foot of living area, land included in the sale prices. The

appraisers adjusted the comparable properties for differences from the subject, such as site size, quality of construction, condition, room count, dwelling size, basement finish, fireplace, garage size, and other amenities, to calculate adjusted sale prices. The appraiser adjusted the sales prices to account for differences between the comparables and the subject. Photographs of the subject dwelling's interior were included with the appraisal. Based on the foregoing, the appraisers opined a market value of \$1,170,000 as of January 1, 2024, for the subject property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$134,000. The subject's assessment reflects a market value of \$1,340,000 using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%. In support of the assessment the board of review submitted three sales comparable properties. The suggested comparables were sold between September 2021 and September 2024, for between \$1,099,000 and \$2,500,000.

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 best evidence of market value to be the appraisal submitted by the appellant. The appraisal was prepared by an MAI designated appraiser and included adjustments based on his experience and expertise, whereas the board of review submitted three comparable sale properties that contained unadjusted raw sales figures. The subject's assessment reflects a market value of \$1,340,000 which is above the appraised value. The Board finds the subject property had a market value of \$1,170,000 as of the assessment date at issue. Since market value has been established the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10% shall apply. (86 Ill.Admin.Code §1910.50(c)(2).

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

Carol & David Fleishman, by attorney:
Brian P. Liston
Law Offices of Liston & Tsantilis, P.C.
200 S. Wacker Drive
Suite 820
Chicago, IL 60606

COUNTY

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