FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Nesim Likovski

DOCKET NO.: 24-40613.001-R-1
PARCEL NO.: 18-13-204-002-0000

The parties of record before the Property Tax Appeal Board are Nesim Likovski, the appellant(s); 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:	$2,675
IMPR.:	$30,325
TOTAL:	$33,000

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 three-story multi-unit dwelling of masonry construction with 5,046 square feet of living area. The dwelling is approximately ninety-six years old. Features of the dwelling include a full unfinished basement and a three-car garage. The property has a 3,690 square foot site and is in Summit, Lyons Township, Cook County. The property is a class 2 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 $330,000 as of *01/01/2022*. The appraisal was prepared by Patrick Maher, a licensed certified residential real estate appraiser. The appraisal developed one of the three traditional approaches to value: sales approach. Under the sales comparison approach, the appraisers examined four sales comparable properties that sold in Summit, Il., in 2022. Each of the four appellant comparables properties examined in the appraisal are within half a mile of the subject property. The appraiser adjusted the comparable properties for differences from the subject, such as the site, size, quality of construction, condition, room count, dwelling size, and other amenities to calculate adjusted sale prices. The appellant included photographs of the interior and exterior of the subject with notations. Based on the foregoing, the appraisers opined a market value of $330,000 as of January 1, 2022.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $37,593. The subject's assessment reflects a market value of $375,930 or $74.50 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property 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 suggested sales comparables with varying degrees of similarity to the subject. The board comparable properties are each two-story multi-unit buildings of masonry construction. The board comparable sales ranged from 2021 to 2024. Three of the board comparable properties were listed as in the same sub area as the subject property, one was listed as within a quarter miles distance of the subject property. The sales information provided by the board was not subject to adjustments to account for variances between the comparable properties and the subject. Based on this evidence, the board of review requested that the assessment be confirmed.

This appeal was set for hearing on May 13, 2026. Prior to the scheduled hearing, the parties entered into a written agreement to waive the hearing and have the matter decided on the evidence that had been submitted.

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 appraisal submitted by the appellant*. That appraisal employed the sales comparison approach, relying upon sales of four suggested comparable properties. Those sales were of buildings in Summit, IL. of reasonable similarity, size, age and features that were reasonably adjusted in the appraisal. The subject's assessment reflects a market value above the best evidence of market value in the record.

The Board finds the subject property had an assessment value above market value. The Board further finds the best evidence of market value in the record is the appellants' appraisal setting market value at $330,000 as of the assessment date at issue. The appellants' request for reduction in assessment is granted.

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

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