



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

APPELLANT: Shea Soucie  
DOCKET NO.: 24-57129.001-R-2  
PARCEL NO.: 14-32-223-028-0000

The parties of record before the Property Tax Appeal Board are Shea Soucie, the appellant(s), by attorney Nicholas T. McIntyre, of Much Shelist, 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 **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:** \$144,150  
**IMPR.:** \$825,850  
**TOTAL:** \$970,000

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 an approximately 150-year-old three-story dwelling of masonry construction with 10,283 square feet of living area. Features of the home include a full basement, central air conditioning, three fireplaces and a four-car garage. The property has a 9,300 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-09 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 \$8,530,000 as of January 1, 2024. The appraiser relied on a sales comparison approach and identified four comparable properties. These properties are located 0.53 to over 1.61 miles away from the subject property. The properties sold between June 2021 and March 2024 for sale

prices between \$3,475,000 and \$6,600,000. The properties have between 3,744 and 6,082 square feet of living area and have unit sale prices per square foot between \$619.65 and \$1,086.00. In the appraisal, the appraiser adjusted sale prices based on factors such as building size, exterior, bathrooms, bedrooms, elevator, and garage/parking. However, the appraiser did not identify the amounts of these adjustments. The appellant is requesting a total assessment of \$853,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$970,000. The subject's assessment reflects a market value of \$825,000 or \$943.30 per square foot of living area, including land. In support of its contention of the correct assessment the board of review submitted information on four comparable sales. The board of review identified four comparable sales for properties located within the same "subarea" of the subject property. The unadjusted sales occurred from March 2022 to June 2024 for sales prices between \$2,970,000 and \$4,989,802. The sales price per square foot are between \$440.20 and \$767.43. The board of review is requesting that the current assessment be confirmed.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds none of the evidence submitted by either party was good evidence of market value. All of the board of review's comparables are significantly smaller than the subject. Turning to the appellant's appraisal. The appraiser appears to be qualified based on submitted credentials and made adjustments to properties; however, the appraiser did not show the amounts of those adjustments and explain in detail how he arrived at those conclusions. He merely stated that sale two was the most similar and made a conclusory statement that "Based on the above analysis, we have concluded that the subject property has a market value concluded at a unit value of \$830 per square foot of building area for the single family residence." (Appraisal page 72). The appraiser failed to explain why this property is the best or most similar and did not identify any numerical value assigned to any adjustments made to the comparables (Appraisal page 70). Additional explanation is necessary especially with justifying sale #2 as the best comparable since the sale is somewhat remote in November 2021 (Appraisal page 63). Also, the appraiser did not make any adjustments based on date of sale despite including market data showing increasing property values in Chicago and the property being in the very desirable Lincoln Park neighborhood (Appraisal page 12-26, 70). Also, the explanation for sale number two and all sales is especially necessary since these comparables are over 4,000 square feet smaller than the subject. While it may be difficult to find comparables for such a large property, the failure to explain the magnitude of adjustment made on such a significant factor renders the appraisal of limited persuasive value. Since neither party was successful in proving market value, with the burden being on the appellant, the appellant failed to meet this burden. Based on this evidence the Board finds a reduction in the subject's assessment is not justified.

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.



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Chairman



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Member

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Member



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Member



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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: June 16, 2026



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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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