FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Thomas Leibig
DOCKET NO.: 24-57636.001-R-1
PARCEL NO.: 14-33-408-013-0000

The parties of record before the Property Tax Appeal Board are Thomas Leibig, 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:	$43,400
IMPR.:	$61,600
TOTAL:	$105,000

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 two-story owner-occupied dwelling with 2,516 square feet of living area of frame and masonry construction. The dwelling is approximately one hundred and thirty-seven years old. Features of the home include a partial basement, a fireplace, four bedrooms, two full bathrooms and a two-car garage. The property has a 2,800 square foot site and is in Chicago, North Chicago Township, Cook County. The subject is classified as 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 $1,050,000 as of August 1, 2024. The appraisal used the sales comparison approach. The appraisal was prepared by a certified residential appraiser. The appraiser relied on three comparable sales of dwellings ranging from .19 to 1.5 miles distance to the subject property for amounts ranging from $1,000,000 to $1,200,000 or $393.94 to $504.03 per square foot of living

area, land included in the sales prices. The appraiser adjusted the sales prices to account for variables between the comparable properties and the subject including condition, gross living area, design features, lot size and location.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $128,743. The subject's assessment reflects a market value of $1,287,430 or $511.70 per square foot of living area, including land, when applying the Cook County Real Estate Classification Ordinance level of assessment for a class 2 property of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales. The board of review comparable properties were presented in a grid format containing various descriptors and sales information on each ranging from June of 2021 to October of 2024. The sales prices ranged from $1,410,000 or $479.34 per square foot of living area, land included to $1,800,000 or $732.20 per square foot, land included. The comparable properties offered by the board of review are listed as ranging in distance from the subject property from a quarter mile to the same subarea.

The appellant filed evidence in rebuttal indicating that improvements to the board comparable properties should excluded them from consideration as comparative.

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*. The Board finds the subject property had a market value of $1,050,000 as of the assessment date at issue. Based on this evidence the Board finds a reduction in the subject's assessment *is 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:

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: 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

Thomas Leibig
218 W Menomonee ST
Chicago, IL 60614

COUNTY

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