



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

APPELLANT: Real Equities INC.  
DOCKET NO.: 15-30723.001-R-1  
PARCEL NO.: 17-08-106-034-0000

The parties of record before the Property Tax Appeal Board are Real Equities INC., the appellant, by attorney Timothy E. Moran, of Schmidt Salzman & Moran, 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 **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:** \$7,200  
**IMPR.:** \$26,817  
**TOTAL:** \$34,017

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 2015 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 multi-family dwelling of frame exterior construction with 2,240 square feet of living area. The dwelling is approximately 137 years old with a slab foundation. The property has a 2,400 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located within a different neighborhood code than the subject property. The comparables were improved with one, one-story multi-family dwelling, one, "1.5-1.9-story"<sup>1</sup> multi-family dwelling and three, two-story multi-family dwellings of masonry or frame and masonry exterior construction containing

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<sup>1</sup> The appellant describes the comparable as a "1.5-1.9 story" dwelling.

from 2,100 to 2,184 square feet of living area. The comparables are either 127 or 132 years old. Four comparables have full basements, three of which have finished areas. Other features had varying degrees of similarity when compared to the subject property. The comparables had improvement assessments ranging from \$15,712 to \$16,473 or from \$7.31 to \$7.84 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$16,692 or \$7.45 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$34,017. The subject property has an improvement assessment of \$26,817 or \$11.97 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same neighborhood code and/or the same block as the subject property. The comparables were improved with two-story multi-family dwellings of frame exterior construction containing from 1,820 to 2,528 square feet of living area. The comparables are either 132 or 137 years old and have full unfinished basements. Other features had varying degrees of similarity when compared to the subject property. The comparables had improvement assessments ranging from \$29,059 to \$33,126 or from \$13.10 to \$15.97 per square foot of living area. Based on this evidence, the board of review requested that the assessment be confirmed.

### **Conclusion of Law**

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine suggested comparables for the Board's consideration, none of which are truly similar to the subject property. Eight of the comparables submitted by both parties have full basements unlike the subject which lacks a basement. In addition, the appellant's comparables have different neighborhood codes and/or designs and the board of review comparable #3 has a significantly smaller dwelling size when compared the subject.

The Board gave greater weight and finds the best comparables to be the board of review comparables #1, #2 and #4 which are located within the same neighborhood code and the same block as the subject property. In addition, these comparables are most similar to the subject in design, age, dwelling size and features. These comparables had improvement assessments ranging from \$30,172 to \$33,126 or from \$13.10 to \$14.08 per square foot of living area. The subject's improvement assessment of \$26,817 or \$11.97 per square foot of living area is below the range established by the most similar comparables contained in this record which appears to be justifiable given the subject's inferior foundation. After considering adjustments and differences in both parties' comparables, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject' 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.



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: May 15, 2018



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Real Equities INC., by attorney:  
Timothy E. Moran  
Schmidt Salzman & Moran, Ltd.  
111 West Washington Street  
Suite 1300  
Chicago, IL 60602

COUNTY

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