



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

APPELLANT: 854 Armitage Venture, LLC
DOCKET NO.: 15-34943.001-R-1
PARCEL NO.: 14-32-227-040-0000

The parties of record before the Property Tax Appeal Board are 854 Armitage Venture, LLC, the appellant, by attorney Anthony M. Farace of Amari & Locallo 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: \$23,985
IMPR.: \$133,024
TOTAL: \$157,009

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 three-story, mixed-use building of masonry construction. The building is approximately 132 years old and has 3,510 square feet of building area. Features of the building include one commercial unit, three apartment units and a partial unfinished basement. The property has a 3,250 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables with the same assigned neighborhood and classification codes as the subject. All four comparables are located on the same block as the subject. The comparables are improved with three-story, mixed-use buildings of masonry construction. The buildings are either 120 or 124 years old. The comparables had one or two commercial units, from three to five apartment units, an unfinished

basement, either full or partial, and two comparables had garages, either two-car or two and one-half car. The appellant's grid analysis indicates the buildings range in size from 3,150 to 6,693 square feet of building area, and their improvement assessments range from \$61,437 to \$135,950 or from \$15.17 to \$24.17 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$53,247 or \$15.17 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment of \$157,009 was disclosed. The subject property has an improvement assessment of \$133,024 or \$37.90 per square foot of building area. The board of review presented descriptions and assessment information on two suggested comparable properties with the same assigned neighborhood and classification codes as the subject. One of the comparables was described as being located one-quarter mile from the subject property. The comparables are improved with two-story buildings of masonry construction. Comparable #1 is 120 years old and it has 3,208 square feet of building area, a full finished basement and a one and one-half car garage. Comparable #2 is 137 years old and it has 1,450 square feet of building area with a full unfinished basement and central air conditioning. The board of review did not provide information regarding the number of commercial and apartment units in each comparable. The board of review comparables #1 and #2 have improvement assessments of \$143,985 and \$62,540 or \$44.88 and \$43.13 per square foot of building area, respectively. As part of its submission, the board of review disclosed that the subject property sold in May 2013 for a price of \$1,700,000. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 presented assessment data on a total of six suggested comparables. The Board finds the appellant's comparables #1 through #3 had substantially more building area than the subject and received reduced weight in the Board's analysis. The board of review's comparable #2 had significantly less building area than the subject and also received reduced weight. The Board finds the best evidence of assessment equity to be the appellant's comparable #4 and board of review comparable #1. The Board finds these comparables were similar to the subject in building area, location, exterior construction and age. These comparables had improvement assessments of \$19.50 and \$44.88 per square foot of building area. The subject's improvement assessment of \$37.90 per square foot of building area falls between the improvement assessments of the best comparables in this record. Based on this record, 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'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.



Chairman



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

854 Armitage Venture, LLC, by attorney:
Anthony M. Farace
Amari & Locallo
734 North Wells Street
Chicago, IL 60654

COUNTY

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