



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

APPELLANT: DSO Properties, LLC
DOCKET NO.: 15-37150.001-R-1
PARCEL NO.: 17-19-300-018-0000

The parties of record before the Property Tax Appeal Board are DSO Properties, LLC, the appellant, by attorney Richard J. Caldarazzo, 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: \$6,150
IMPR.: \$20,350
TOTAL: \$26,500

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 is improved with a two-story, mixed-use building of masonry construction. The building is approximately 124 years old and has 4,512 square feet of building area. Features include a partial unfinished basement and central air conditioning; however, neither party provided information on the number of commercial and apartment units. The property has a 3,000 square foot site and is located in Chicago, West 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 three equity comparables with the same assigned neighborhood and classification codes as the subject. The comparables are located from four to eight blocks from the subject. The comparables are improved with two-story, mixed-use buildings of masonry construction. The buildings are from 101 to 124 years old.

Each comparable has a partial unfinished basement. None of the comparables have central air conditioning, and the number of commercial and apartment units was not disclosed. The appellant's grid analysis indicates the buildings range in size from 4,085 to 4,530 square feet of building area, and their improvement assessments range from \$12,452 to \$18,908 or from \$3.05 to \$4.17 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$16,830 or \$3.73 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 \$26,500 was disclosed. The subject property has an improvement assessment of \$20,350 or \$4.51 per square foot of building area. The board of review presented descriptions and assessment information on four suggested comparable properties with the same assigned neighborhood and classification codes as the subject. The comparables were described as being located one-quarter mile from the subject property. The comparables are improved with two or three-story, mixed-use buildings of masonry construction. The buildings are from 114 to 134 years old. The comparables have unfinished basements, either full or partial, and two comparables have garages, either two-car or four-car. None of the comparables have central air conditioning, and the number of commercial and apartment units was not disclosed. The board of review's grid analysis indicates the buildings range in size from 4,086 to 4,800 square feet of building area and their improvement assessments range from \$19,646 to \$25,665 or from \$4.56 to \$6.28 per square foot of building area. As part of its submission, the board of review made reference to the July 2014 sale of the subject property at a price of \$265,000. Based on this evidence, the board of review requested confirmation of the subject's total assessment of \$26,500.

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 seven suggested comparables. The Board finds all of the comparables were mixed-use buildings like the subject; however, information regarding the number of commercial and apartment units per building was not disclosed. In addition, the Board finds that none of the comparables submitted had central air conditioning like the subject. Nevertheless, the Board finds all of the comparables were two or three-story, mixed-use buildings that were very similar to the subject in location, age and exterior construction and were generally similar in building area. These seven comparables had improvement assessments that ranged from \$3.05 to \$6.28 per square foot of building area. The subject's improvement assessment of \$4.51 per square foot of building area falls within the range established by the comparables submitted for this appeal. 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



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

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