



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

APPELLANT: JGM Realty LLC
DOCKET NO.: 15-38122.001-R-1
PARCEL NO.: 13-13-209-023-0000

The parties of record before the Property Tax Appeal Board are JGM Realty LLC, the appellant(s), by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC 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: \$ 7,875
IMPR.: \$ 50,634
TOTAL: \$ 58,509

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 (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story dwelling of masonry construction with 2,876 square feet of living area. The dwelling is 92 years old. Features of the home include a full unfinished basement and a two-car garage. The property has a 3,750 square foot site, and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance. The subject is owned by a business entity, and, therefore, it is not owner occupied.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables. The appellant's evidence also acknowledges that the subject has a class 2-88 home improvement exemption applied for tax year 2015.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$58,509. The subject property has an improvement assessment of \$50,634. The subject's home improvement exemption accounts for \$7,500 of the subject's total improvement assessment. The remaining portion of the subject's improvement assessment (excluding the home improvement exemption) is \$43,134. The ASIQ printout submitted by the board of review does not attribute any of the subject's improvement size to the home improvement exemption. The permit submitted by the board of review states that the subject was converted from a two-flat to a single-family residence.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables.

Conclusion of Law

Initially, the Board finds that the improvements made to the subject that are attributable to the home improvement exemption did not increase the subject's improvement size. The ASIQ printout submitted by the board of review does not disclose any additional square footage attributed to the class 2-88 portion of the subject. Moreover, the permit submitted by the board of review states that the subject was converted from a two-unit apartment building to a single-family residence. Such a conversion would not necessarily increase the subject's improvement size. Therefore, without any supporting evidence showing that there is any additional square footage attributable to the home improvement exemption, the subject's entire improvement size of 2,876 square feet of living area will be used by the Board in its uniformity analysis.

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 Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, #3, and #4, and board of review comparables #1, #2, #3, and #4. These comparables had improvement assessments that ranged from \$9.68 to \$15.76 per square foot of living area. The subject's assessment of \$15.00 per square foot of living area (excluding the home improvement exemption) falls within the range established by 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(b) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(b)) 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: March 20, 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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