



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

APPELLANT: Riverside Studio, LLC
DOCKET NO.: 16-20533.001-R-1
PARCEL NO.: 15-36-302-057-0000

The parties of record before the Property Tax Appeal Board are Riverside Studio, LLC, the appellant, by attorney George J. Relias, of Relias Law Group, 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: \$3,439
IMPR.: \$36,417
TOTAL: \$39,856

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 2016 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 2-story masonry mixed-use building. The building is 111 years old and contains 5,646 square feet of building area. Features include a partial unfinished basement, central air conditioning and a 2-car garage. The subject located in Riverside, Riverside 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 the assessment of the subject property is inequitable. In support of this argument the appellant submitted information on four equity comparables described as 2-story masonry class 2-12 mixed-use buildings, one which has the same neighborhood code as the subject. They range in size from 4,670 to 7,844 square feet of building area and range in age from 50 to 66 years old. Three of the comparables have basements which are unfinished and two have 2 or 2½-car garages. Each comparable has central air conditioning. The comparables have

improvement assessments ranging from \$23,702 to \$33,352 or from \$4.25 to \$5.25 per square foot of building area.

The appellant's attorney submitted a brief addressing the inequity issue. Based on the evidence submitted, the appellant requested the improvement assessment be reduced to \$26,617 or \$4.71 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,856. The subject property has an improvement assessment of \$36,417 or \$6.45 per square foot of building area.

In support of the assessment the board of review submitted information on four 1, 2 or 3-story¹ class 2-12 comparables. Three of the comparables have the same neighborhood code as the subject. The comparables range in size from 2,250 to 7,410 square feet of building area and range in age from 61 to 86 years old. Each comparable has an unfinished basement. Two of the comparables have central air conditioning and one has a 1-car garage. The comparables have improvement assessments ranging from \$17,473 to \$56,856 or from \$7.03 to \$7.77 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Conclusion of Law

The appellant 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 eight comparables for the Board's consideration. The Board finds neither party submitted comparables that are particularly similar to the subject. The appellant's comparables are similar to the subject in style but the buildings are significantly newer than the subject. Three of the appellant's comparables have different neighborhood codes than the subject and one comparable is significantly larger than the subject. Two of the board of review comparables have different styles than the subject and two have much newer buildings than the subject. One board of review comparable has a different neighborhood code than the subject and all four differ significantly in size from the subject. All eight of the comparables submitted by both parties had some features that differed from the subject. However, the Board shall make a determination of the subject's correct assessment, regardless of the quality of the evidence. The Board finds both parties submitted comparables that have improvement assessments ranging from \$17,453 to \$56,856 or from \$4.25 to \$7.77 per square foot of living area. The subject's improvement assessment of \$36,417 or \$6.45 per square foot of living area falls within the range

¹ The board of review describes comparable #3 as a 2-story building but the photographic evidence clearly shows the building has three stories.

established by the comparables in the record. After considering adjustments to these comparables for differences to the subject, the Board finds the subject's assessment is supported. Thus, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and no reduction in the subject's improvement 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: _____

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: April 23, 2019



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

Riverside Studio, LLC, by attorney:
George J. Relias
Relias Law Group, Ltd.
150 South Wacker Drive
Suite 1600
Chicago, IL 60606

COUNTY

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