



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

APPELLANT: Ravenswood Group, LLC  
DOCKET NO.: 16-36986.001-R-1  
PARCEL NO.: 14-32-222-013-0000

The parties of record before the Property Tax Appeal Board are Ravenswood Group, LLC, the appellant(s), by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman 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 **A Reduction** 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:** \$27,900  
**IMPR.:** \$83,580  
**TOTAL:** \$111,480

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

**Findings of Fact**

The subject property consists of two improvements. Improvement #1 is a three-story, multi-family dwelling of masonry construction with 3,528 square feet of living area. Improvement #2 is two-story dwelling of masonry construction with 1,428 square feet of living area. The property has a 3,125 square foot site located in Jefferson Township, Cook County. The subject is classified as a class 2 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 for Improvement #1 and four equity comparables for Improvement #2.

The board of review submitted its "Board of Review Notes on Appeal" for the incorrect subject property and submitted four equity comparables.

The total assessment for the subject of \$127,422. Improvement #1 has an improvement assessment of \$67,306 or \$19.08 per square foot of living area. Improvement #2 has an improvement assessment of \$32,216 or \$22.56 per square foot of living area.

### **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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity for Improvement #1 to be the appellant's comparable properties #1, #2, #3 and #4. These comparables had improvement assessments that ranged from \$15.08 to \$16.67 per square foot of living area. Improvement #1's improvement assessment of \$19.08 per square foot of living area falls above the range established by the best comparables in this record. The Board finds the best evidence of assessment equity for Improvement #2 to be the appellant's comparable properties #1, #2, and #3. These comparables had improvement assessments that ranged from \$16.16 to \$19.27 per square foot of living area. Improvement #2's improvement assessment of \$22.56 per square foot of living area falls above the range established by the best comparables in the record. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvements are inequitably assessed and a reduction in the subject's assessment is 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 26, 2020



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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