



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

APPELLANT: Morrissey & Morrissey, Inc.  
DOCKET NO.: 17-25155.001-C-1  
PARCEL NO.: 14-17-101-056-0000

The parties of record before the Property Tax Appeal Board are Morrissey & Morrissey, Inc., the appellant(s), by attorney Christopher B. Kaczynski, of Smith Hemmesch Burke & Kaczynski 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:** \$ 2,909  
**IMPR.:** \$ 8,000  
**TOTAL:** \$ 10,909

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) after receiving a decision from the Cook County Board of Review. The instant appeal challenges the assessment for tax year 2017. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of this appeal.

**Findings of Fact**

The subject consists of a one-story building of masonry construction with 1,000 square feet of building area. The building is seven years old. The property's site is 6,094 square feet, and it is located in Lakeview Township, Cook County. The subject is classified as a class 5-97 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. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$6,376.

The board of review submitted its "Board of Review Notes on Appeal" disclosing that the total assessment for the subject is \$37,579. The subject property has an improvement assessment of \$34,670, or \$34.67 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on five sale comparables from the CoStar Comps service. These sale comparables sold from July 2015 to May 2016 for \$165,000 to \$515,000, or \$168.67 to \$429.17 per square foot of building area, including land.

At hearing, counsel for the appellant called Mark Lebert to testify. Mr. Lebert testified that he is employed by the appellant as an office manager, and that he manages the subject and the three equity comparables submitted by the appellant. He further testified that the subject and the these three comparables were vacant for tax year 2017, and were similar in improvement size and exterior construction. The witness also testified that the subject and the three equity comparables are located on the same block.

Under cross-examination from the board of review, Mr. Lebert testified that he did not know whether the appellant's equity comparables were submitted to the board of review.

During the board of review's case-in-chief, the analyst argued that the equity comparables submitted by the appellant do not reflect the best evidence in the record. Upon questioning from the administrative law judge, the analyst testified that the board of review granted a reduction in the assessments for the appellant's three equity comparables, and did not grant a reduction in the subject's assessment. The analyst did not know the reason that the subject did not receive a reduced 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 proven 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 meet this burden of proof, and that a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be all of the appellant's equity comparables. These equity comparables had improvement assessments ranging from \$6.87 to \$9.65 per square foot of building area. The subject's improvement assessment of \$34.67 per square foot of building area falls above the range established by the best comparables in this record. Based on this record, the Board finds the appellant has proven, with clear and convincing evidence, that the subject is inequitably assessed, and that a reduction in the subject's 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: September 21, 2021



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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