



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

APPELLANT: Jesus Contreras  
DOCKET NO.: 17-29097.001-R-1  
PARCEL NO.: 18-13-413-045-0000

The parties of record before the Property Tax Appeal Board are Jesus Contreras, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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:** \$3,773  
**IMPR.:** \$51,900  
**TOTAL:** \$55,673

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 2017 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 consists of a two-story, multi-family building of frame and masonry construction with 6,578 square feet of building area. The building is approximately 89 years old. Features include a full basement with an apartment and a 3.5-car garage. The property has a 6,562 square foot site and is located in Summit, Lyons Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvements as the basis of the appeal. In support of this argument, the appellant provided information on four equity comparables located in the subject's neighborhood code. The comparables are described as class 2-11, multi-family buildings of masonry exterior construction that range in size from 3,925 to 5,602 square feet of building area. The buildings range in age from 13 to 88 years old. Each

comparable has a full basement with an apartment. Two comparables have central air conditioning and two comparables each have a two-car garage or a three-car garage. These properties have improvement assessments ranging from \$26,159 to \$35,517 or from \$5.20 to \$7.25 per square foot of building area. Based on this evidence, the appellant requested the improvement assessment be reduced to \$41,178 or \$6.26 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 \$55,673. The subject has an improvement assessment of \$51,900 or \$7.89 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that have the same neighborhood code as the subject property. The comparables are described as either class 2-11 or class 2-06, two-story multi-family buildings of frame or masonry exterior construction that range in size from 2,522 to 3,600 square feet of building area. The buildings range in age from 78 to 104 years old. Each comparable has a full basement with one having a formal recreation room. One comparable has central air conditioning and each comparable has a two-car garage. The comparables have improvement assessments that range from \$20,640 to \$30,409 or from \$8.18 to \$8.75 per square foot of building area. Based on this evidence, the board of review requested confirmation of the subject's 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 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 record contains eight equity comparables for the Board's consideration none of which are truly similar to the subject due to differences in age, building size and/or features. For example, three of the appellant's comparables are considerably newer buildings, three have significantly larger building sizes and two comparables lack a garage when compared to the subject. As to the board of review comparables, all have significantly smaller building sizes and three have unfinished basements when compared to the subject. Nevertheless, the parties' comparables have improvement assessments ranging from \$20,640 to \$35,517 or from \$5.20 to \$8.75 per square foot of building area. The subject's improvement assessment of \$51,900 or \$7.89 per square foot of building area falls within the per square foot range established by the comparables in this record but above on an overall improvement assessment basis which appears to be justified due to subject's larger building size. After considering adjustments to the comparables for numerous differences when compared to the subject, the Board finds the subject's improvement appears to be equitably 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: 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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