



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

APPELLANT: 2254 W. Foster, LLC  
DOCKET NO.: 18-28786.001-R-1  
PARCEL NO.: 14-07-115-025-0000

The parties of record before the Property Tax Appeal Board are 2254 W. Foster, LLC, 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:** \$13,125  
**IMPR.:** \$55,207  
**TOTAL:** \$68,332

Subject only to the State multiplier as applicable.

**Findings of Fact**

The subject property consists of a three-story, mixed-use building of masonry exterior construction with 4,347 square feet of building area. The building is approximately 51 years old and has a partial unfinished basement. The property has a 3,125 square foot site and is located in Chicago, Lake View 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 assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables, none of which are located within the same neighborhood code as the subject. The comparables are improved with class 2-11 or class 2-12, mixed-use buildings of masonry exterior construction ranging in size from 3,670 to 6,957 square feet of building area. The buildings range in age from 63 to 99 years old and have partial or full basements with one comparable having an apartment. Two comparables each have central air conditioning. Six comparables have either a 1.5-car, a 2-car, or a 2.5-car garage. The comparables have improvement assessments ranging from \$33,111 to \$46,137 or from \$6.63 to \$9.58 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$35,037 or \$8.06 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 \$68,332. The subject has an improvement assessment of \$55,207 or \$12.70 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 are located within the same neighborhood code as the subject. The comparables are improved with two-story or three-story, class 2-12 buildings of frame, masonry, or frame and masonry exterior construction ranging in size from 2,104 to 3,657 square feet of building area. The buildings range in age from 104 to 112 years old and have partial or full unfinished basements. One comparable has central air conditioning. Three comparables have either a 1.5-car, a 2-car or a 4-car garage. The comparables have improvement assessments ranging from \$33,075 to \$56,354 or from \$13.64 to \$15.72 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 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. 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 neither party submitted comparables truly similar to the subject due to dissimilarities in their classification and/or neighborhood codes, design, age, and building size with varying degrees of similarity in features. Nevertheless, these comparables have improvement assessments ranging from \$6.63 to \$15.72 per square foot of building area. The subject's improvement assessment of \$12.70 per square foot of building area falls within the range established by the 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(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: December 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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