



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

APPELLANT: Steven Bruner  
DOCKET NO.: 18-31889.001-R-1  
PARCEL NO.: 13-21-405-022-0000

The parties of record before the Property Tax Appeal Board are Steven Bruner, the appellant, by Mary Kate Gorman, Attorney at Law 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:** \$6,426  
**IMPR.:** \$20,978  
**TOTAL:** \$27,404

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 2018 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 1.5-story dwelling of stucco exterior construction with 1,418 square feet of living area. The dwelling is approximately 93 years old. Features of the home include an unfinished full basement and a one-car garage. The property has a 4,432 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 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 three equity comparables located within the same neighborhood code as the subject property. The comparables are improved with class 2-03 dwellings of frame exterior construction ranging in size from 1,485 to 1,627 square feet of living area and in age from 105 to 110 years old.<sup>1</sup> The

---

<sup>1</sup>The appellant provided limited property characteristics for the subject under appeal. Information from the Section V Grid Analysis that is missing includes foundation type, number of fireplaces and garage size.

comparables have improvement assessments that range from \$16,105 to \$16,890 or from \$9.90 to \$11.37 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$14,038 or \$9.90 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,404. The subject property has an improvement assessment of \$20,978 or \$14.79 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same neighborhood code as the subject property. The comparables are improved with 1.5-story class 2-03 dwellings of stucco exterior construction ranging in size from 1,304 to 1,434 square feet of living area that are each 96 years old. The comparables each have a full basement, one of which has finished area. One comparable has central air conditioning and each comparable has a one-car or a two-car garage. The comparables have improvement assessments that range from \$19,534 to \$24,246 or from \$14.98 to \$16.91 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 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 evidence in the record does not support a reduction in the subject's assessment.

The parties submitted seven suggested comparables for the Board's consideration. The Board gives reduced weight to the appellant's comparables which lack complete descriptive characteristics that would assist the Property Tax Appeal Board in conducting a meaningful analysis to be able to determine the degree of comparability and possible adjustments of the properties to make them more equivalent to the subject property. The Board gives less weight to the board of review comparable #4 which has finished basement area unlike the subject.

The Board finds the best evidence of assessment equity to be the board of review's three remaining comparables which are similar to the subject in age, dwelling size and features. These comparables have improvement assessments ranging from \$21,914 to \$24,246 or from \$16.31 to \$16.91 per square foot of living area. The subject's improvement assessment of \$20,978 or \$14.79 per square foot of living area falls below the range established by the best comparables in this record. After considering adjustments to the best comparables for differences from the subject, the Board finds the record does not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's improvement assessment based on inequity is not 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:

May 17, 2022



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

Steven Bruner, by attorney:  
Mary Kate Gorman  
Attorney at Law  
10644 South Western Avenue  
Chicago, IL 60643

COUNTY

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