



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

APPELLANT: CP 1702 Francisco LLC
DOCKET NO.: 19-35932.001-R-1
PARCEL NO.: 13-36-321-033-0000

The parties of record before the Property Tax Appeal Board are CP 1702 Francisco LLC, the appellant, by attorney Noah J. Schmidt, of Schmidt Salzman & Moran, Ltd. 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: \$7,331
IMPR.: \$53,773
TOTAL: \$61,104

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 2019 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 is improved with a two-story, multi-family dwelling of masonry construction with 3,010 square feet of living area. The dwelling is 129 years old. Features include a full basement with an apartment, eight bedrooms, and four full bathrooms. The property has a 2,875 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant calls the building mentioned above Line Item #2. According to the appellant, there is also a second structure on the premises. The appellant calls that structure Line Item #3 but does not describe its features.

The appellant asserts assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five suggested equity comparables. There is no evidence that any of the appellant's suggested comparables has a second structure on the property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as \$61,104. The subject property has an improvement assessment of \$53,773 or \$17.86 per square foot of living area, taking only Line Item #2 into account. According to the appellant, the subject's improvement assessment is \$13.86 per square foot of living area if the square footage of both Line Item #2 and Line Item #3 is considered. This would mean that Line Item #3 has approximately 870 square feet of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables. There is no evidence that any of these comparables has a second structure on the property.

Conclusion of Law

The taxpayer asserts assessment inequity as the basis of the appeal. The Illinois Constitution requires that real estate taxes "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). This uniformity provision of the Illinois Constitution does not require absolute equality in taxation, however, and it is sufficient if the taxing authority achieves a reasonable degree of uniformity. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

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); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof needed for a conviction of a crime. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). 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 parties present scant evidence about the features or value of Line Item #3. Instead, they present comparables that each have one building that is purportedly similar to Line Item #2. The value of the entire subject property is at issue here, however, and not merely the value of Line Item #2 and the land. See Nat'l City Bank v. Ill. Property Tax Appeal Bd., 331 Ill. App. 3d 1038, 1043 (3d Dist. 2002). The piecemeal approach used by the parties is therefore disfavored. Id.

This Board gives no weight to the board of review's comparables, which fail to address the value of Line Item #3 and which have far less living area than the subject. The appellant's comparables are somewhat better, but they also fail to address the value of Line Item #3, and there is no evidence about that line item's features, except for evidence that enabled this Board to calculate its approximate square footage.

Under these circumstances, the appellant has failed to meet the applicable burden of proving inequitable assessment by clear and convincing evidence. Accordingly, the appellant is not entitled to a reduction on this basis.

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: _____

February 18, 2025



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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