



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

APPELLANT: L&N Investments of Illinois  
DOCKET NO.: 19-55573.001-R-1  
PARCEL NO.: 25-21-123-035-0000

The parties of record before the Property Tax Appeal Board are L&N Investments of Illinois, 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:** \$2,284  
**IMPR.:** \$7,026  
**TOTAL:** \$9,310

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a favorable 2018 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge 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 consists of a two-story dwelling of masonry exterior construction with 1,476 square feet of living area. The dwelling is approximately 75 years old. Features of the home include a full unfinished basement, two full baths, one half bath,<sup>1</sup> a fireplace and a two-car garage. The property has a 4,154 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-05 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 a grid analysis and a spreadsheet with information on the subject and five comparable properties, along with a property characteristic printout for each comparable. The comparables have the same assessment

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<sup>1</sup> The board of review reported the subject has one half bath, which was not refuted by the appellant.

neighborhood code as the subject. The comparables are class 2-05 properties that are improved with two-story dwellings of frame or masonry exterior construction that range in size from 1,596 to 1,969 square feet of living area. The dwellings are 74 to 134 years old. The comparables each have a full basement that is finished with either an apartment or a recreation room. Two comparables each have an attic finished with an apartment. Comparable #2 has central air conditioning. Each comparable has one or two full baths and four comparables each have one half bath. Comparable #2 has a fireplace and three comparables each have either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$4,609 to \$5,466 or from \$2.44 to \$2.94 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$4,265 or \$2.89 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 \$9,310. The subject property has an improvement assessment of \$7,026 or \$4.76 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 that have the same assessment neighborhood as the subject and are located approximately ¼ of a mile from the subject property. The comparables are class 2-05 properties that are improved with two-story dwellings of masonry or frame and masonry exterior construction that range in size from 1,323 to 1,880 square feet of living area. The dwellings are 70 to 81 years old. The comparables each have a basement, one of which is finished with a recreation room. Comparable #4 has central air conditioning. Each comparable has one or two full baths and three comparables each have one half bath. Comparable #3 has two fireplaces and each comparable has a two-car garage. The comparables have improvement assessments ranging from \$6,405 to \$11,024 or from \$4.84 to \$5.86 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 nine suggested comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables, as well as board of review comparables #2 and #3 due to their larger dwelling sizes and/or finished basement areas. Additionally, the appellant's comparables #2 and #5 each have an attic finished with an apartment, unlike the subject and the appellant's comparables #4 and #5 have considerably older dwelling ages and no garage, when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #4, which are overall most similar to the subject in location, dwelling size, design, age and some features. However, the Board finds both comparables have a fewer number of bathrooms when compared to the subject and each lack a fireplace, a feature of the subject, suggesting upward adjustments would be required to make the comparables more equivalent to the subject. Likewise, board of review comparable #4 has central air conditioning, not a feature of the subject, suggesting a downward adjustment would be necessary. Nevertheless, these two comparables have improvement assessments of \$6,405 and \$6,424 or \$4.84 and \$4.86 per square foot of living area. The subject's improvement assessment of \$7,026 or \$4.76 per square foot of living area is greater than the two best comparables in this record in terms of total improvement assessment but below the comparables on a per square foot basis. The subject's higher total improvement assessment appears to be logical given its superior number of bathrooms and fireplace feature. Therefore, based on this record and after considering adjustments to the best comparables for differences from the subject, 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:

May 21, 2024



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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