



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

APPELLANT: Mark Kelly
DOCKET NO.: 20-20387.001-R-1
PARCEL NO.: 23-31-200-010-0000

The parties of record before the Property Tax Appeal Board are Mark Kelly, 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: \$9,729
IMPR.: \$90,104
TOTAL: \$99,833

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 2020 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 frame and masonry exterior construction with 8,039 square feet of living area. The dwelling is approximately 31 years old. Features of the home include a partial unfinished basement, central air conditioning, three fireplaces and a 4-car garage.¹ The property has a 64,860 square foot site and is located in Palos Park, Palos Township, Cook County. The subject is classified as a class 2-09 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 property characteristic printouts with information on five equity comparables that have the same

¹ The board of review reported that the subject has other improvements but did not provide a description of these improvements.

assessment neighborhood code as the subject. The comparables are class 2-09 properties improved with two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 5,263 to 6,133 square feet of living area. The dwellings are 22 to 43 years old. The comparables each have a full or partial basement, three of which have finished area. Each comparable has central air conditioning, one to three fireplaces and from a 3-car to a 4-car garage. The comparables have improvement assessments that range from \$33,607 to \$60,906 or from \$6.39 to \$9.93 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$72,913 or \$9.07 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 \$99,833. The subject property has an improvement assessment of \$90,104 or \$11.21 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 code as the subject. The comparables are class 2-09 properties improved with two-story dwellings of masonry or frame and masonry exterior construction ranging in size from 5,056 to 5,951 square feet of living area. The dwellings are 19 to 35 years old. The comparables each have a full or partial basement, three of which have finished area. Each comparable has central air conditioning, one or four fireplaces and from a 2.5-car to a 4-car garage. The comparables have improvement assessments that range from \$57,579 to \$136,394 or from \$11.36 to \$22.92 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 appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine comparable properties for the Board's consideration. The Board finds none of the comparables are truly similar to the subject due to significant differences in dwelling size and/or features. Nonetheless, the Board has given less weight to the appellant's comparable #1 which appears to be an outlier due to its considerably lower improvement assessment, likewise, the Board has given less weight to board of review comparable #3 due to its significantly higher improvement assessment in relation to the other comparables in the record when compared to the subject.

The Board finds the remaining comparables are relatively similar to the subject in location, age and design. However, all seven comparables have dwellings that are from approximately 1,900 to 3,000 square feet smaller in size when compared to the subject and all of the comparables

have features with varying degrees of similarity when compared to the subject. Nevertheless, the comparables have improvement assessments ranging from \$49,046 to \$67,410 or from \$8.90 to \$11.91 per square foot of living area, respectively. The subject's improvement assessment of \$90,104 or \$11.21 per square foot of living area falls above the range established by the best comparables in the record in terms of total improvement assessment, but within the range on a per square foot basis. The subject's higher total improvement assessment appears to be logical given its significantly larger dwelling size. Based on this record and after considering adjustments to the best comparables for differences when compared to 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: June 18, 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

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