



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

APPELLANT: LaSalle National Trust #119598
DOCKET NO.: 20-21017.001-R-1
PARCEL NO.: 11-32-124-040-0000

The parties of record before the Property Tax Appeal Board are LaSalle National Trust #119598, the appellant, by attorney Spiro G. Zarkos, of Verros Berkshire, PC in Oakbrook Terrace; 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: \$5,546
IMPR.: \$54,482
TOTAL: \$60,028

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 3-story mixed-use building of masonry exterior construction with 7,318 square feet of building area. The building is approximately 95 years old. Features of the building include an unfinished full basement and central air conditioning. The property has a 3,825 square foot site and is located in Chicago, Rogers Park 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 subject's improvement as the basis of the appeal. In support of this argument the appellant submitted information on four comparable properties that are located within the same neighborhood code as the subject. The comparables are improved with class 2-12 buildings of masonry exterior construction ranging in size from 7,010 to 8,886 square feet of building area. The buildings range in age from 90 to 113

years old and have unfinished partial basements. The comparables have improvement assessments ranging from \$36,981 to \$53,025 or from \$5.27 to \$6.10 per square foot of building area. Based on this evidence the appellant requested that the subject's improvement assessment be reduced to \$42,737 or \$5.84 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 \$60,028. The subject property has an improvement assessment of \$54,482 or \$7.44 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on eight comparable properties that are located within the same neighborhood code as the subject. The board of review's comparable #3 is the same property as the appellant's comparable #1. The comparables are improved with class 2-12 buildings of frame or masonry exterior construction ranging in size from 3,124 to 9,681 square feet of building area. The buildings range in age from 96 to 122 years old. Seven of the comparables have unfinished full or partial basements, and one comparable has a slab foundation. Two comparables have central air conditioning, and three comparables have either a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$18,996 to \$83,336 or from \$4.95 to \$12.32 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 taxpayer contends improvement 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of 12 comparable properties for the Board's consideration, one of which was submitted by both parties. The Board gave less weight to the appellant's comparable #2, as well as the board of review's comparables #1, #2, #4, #5, #6, #7 and #8, due to their differences in building size when compared to the subject. The Board finds the parties' remaining comparables, which includes the parties' common comparable, have varying degrees of similarity to the subject. However, each of the best comparables lack central air conditioning when compared to the subject. Nevertheless, the best comparables have improvement assessments ranging from \$36,981 to \$51,150 or from \$5.27 to \$6.10 per square foot of building area. The subject's improvement assessment of \$54,482 or \$7.44 per square foot of building area falls slightly above the range established by the best comparables in the record. However, after considering adjustments to the best comparables for differences when compared to the subject, such as their lack of central air conditioning, the Board finds the subject's slightly higher improvement assessment is justified. 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: _____

October 15, 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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