



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

APPELLANT: Manuel Garcia
DOCKET NO.: 20-27884.001-R-1
PARCEL NO.: 14-19-222-014-0000

The parties of record before the Property Tax Appeal Board are Manuel Garcia, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC 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: \$15,120
IMPR.: \$34,974
TOTAL: \$50,094

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 one-story dwelling of masonry exterior construction with 1,360 square feet of living area. The dwelling is approximately 50 years old. Features of the home include an unfinished basement and a 2-car garage.¹ The property has a 2,700 square foot site and is located in Chicago, Lake View 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 subject's improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four

¹ The Residential Appeal petition is internally inconsistent, reporting in Section III that the home lacks central air conditioning but in Section V reporting the dwelling has central air conditioning. The board of review also reported the subject lacks central air conditioning; thus, the Board finds that the subject dwelling lacks central air conditioning.

comparables located within the same neighborhood code as the subject. The comparables are improved with class 2-03 dwellings of masonry exterior construction ranging in size from 1,200 to 1,719 square feet of living area. The dwellings range in age from 49 to 125 years old. Each comparable has a basement, one of which has finished area, and central air conditioning. Two comparables have a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$24,891 to \$40,477 or from \$20.31 to \$23.88 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$29,145 or \$21.43 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 \$50,094. The subject property has an improvement assessment of \$34,974 or \$25.72 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four comparables located within the same neighborhood code as the subject. The comparables are improved with class 2-03 dwellings of frame or frame and masonry exterior construction ranging in size from 1,026 to 1,669 square feet of living area. The dwellings range in age from 120 to 135 years old. Each comparable has a full basement, two of which have finished area. Two comparables each have central air conditioning, and two comparables each have a 2-car garage. The comparables have improvement assessments ranging from \$34,819 to \$45,515 or from \$25.98 to \$33.94 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 eight suggested comparables for the Board's consideration, seven of which are considerably older in age when compared to the subject dwelling. However, the Board gives less weight to the appellant's comparables and the board of review comparables #2 and #3 which have central air conditioning, which is not a feature of the subject.

The Board finds the best evidence of assessment equity to be the parties' remaining comparables. These comparables are similar to the subject in dwelling size and lack central air conditioning, like the subject. These two comparables have improvement assessments of \$38,686 and \$34,819 or \$31.10 and \$33.94 per square foot of living area, respectively. The subject's improvement assessment of \$34,974 or \$25.72 per square foot of living area is bracketed by these two comparables on an overall improvement assessment basis but fall below these comparables on a per square foot basis. After considering the adjustments to the comparables for differences in features when compared to the subject, including but not limited to the dwellings' older ages and/or smaller sizes, 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:

August 22, 2023



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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