



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

APPELLANT: Vista Investment Partners LLC - 953 Ellis
DOCKET NO.: 20-35856.001-R-1
PARCEL NO.: 29-23-108-006-0000

The parties of record before the Property Tax Appeal Board are Vista Investment Partners LLC - 953 Ellis, 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: \$3,261
IMPR.: \$7,101
TOTAL: \$10,362

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 1,120 square feet of living area. The dwelling is approximately 60 years old. Features include a full unfinished basement, central air conditioning and a two-car garage. The property has a 7,248 square foot site and is located in South Holland, Thornton 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 concerning the improvement assessment as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables¹ located in the same assigned neighborhood code as the subject along with property characteristics sheets for the comparables. The comparables consist of class 2-03 either 1-story

¹ For ease of reference, the Board has renumbered the last comparable presented as #5.

or 1.5-story dwellings of frame exterior construction that range in age from 55 to 108 years old. The dwellings range in size from 1,044 to 1,164 square feet of living area. Based on the attached characteristics sheets, each comparable has a full or partial basement, one of which has finished area. Three homes have central air conditioning, two comparables each have a fireplace and each comparable has from a one-car to a three-car garage. The comparables have improvement assessments ranging from \$1,056 to \$2,037 or from \$0.97 to \$1.75 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$1,400 or \$1.25 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 \$10,362. The subject property has an improvement assessment of \$7,101 or \$6.34 per square foot of living area.

In response to the appeal, the board of review noted that its suggested comparables are close in proximity to the subject, being within $\frac{1}{4}$ of a mile and further are similar to the subject in age, construction and dwelling size. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located in the same neighborhood code and either the same block or within $\frac{1}{4}$ of a mile from the subject. The comparables consist of class 2-03 one-story dwellings of frame or masonry exterior construction each of which are either 61 or 62 years old. The dwellings range in size from 1,050 to 1,293 square feet of living area. Each comparable has a full basement, one of which has finished area. Two homes have central air conditioning and each comparable has either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$8,059 to \$8,368 or from \$6.30 to \$7.97 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 equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #3, #4 and #5 each of which differ significantly from the subject in age.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #2 along with the board of review comparables which present varying degrees of similarity to the subject. These comparables have improvement assessments ranging from \$1,056 to \$8,368 or from \$0.97 to \$7.97 per square foot of living area. The subject's improvement assessment of \$7,101 or \$6.34 per square foot of living area falls within the range established by the best comparables in this record both in terms of overall improvement assessment and on a per-square-

foot of living area basis. Based on this record and after considering appropriate adjustments to the best comparables for differences in age, dwelling size and/or other features when compared to the subject dwelling, 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

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: _____

July 16, 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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