



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

APPELLANT: Robert Baltazar
DOCKET NO.: 20-35884.001-R-1 through 20-35884.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Robert Baltazar, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
20-35884.001-R-1	30-31-101-029-0000	1,860	4,911	\$6,771
20-35884.002-R-1	30-31-101-030-0000	2,244	4,872	\$7,116

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 two parcels improved with a 1-story dwelling of masonry exterior construction with 1,983 square feet of living area. The dwelling is approximately 64 years old. Features of the dwelling include a concrete slab foundation, two fireplaces, and a 2.5-car garage. The property has a reported 10,945 square foot site and is located in Lansing, Thornton Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant, through counsel, marked contention of law and lack of assessment equity concerning the improvement as the bases of the appeal. However, the counsel's brief is the same as the inequity argument, uniformity of assessment. In support of the inequity argument, the appellant submitted information on five equity comparables located in the same neighborhood code as the subject property. For clarity in the record, the single comparable on the second grid

was renumbered #5. The comparables are improved with 1-story or "1.5-1.9" story, class 2-04 dwellings of frame or frame and masonry exterior construction ranging in size from 1,986 to 2,174 square feet of living area. The comparables range in age from 23 to 79 years old. Three comparables each have a basement, one of which has finished area, and two comparables each have a concrete slab foundation. Two comparables each have central air conditioning. One comparable has a fireplace. Each comparable has from a 1.5-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$3,674 to \$6,272 or from \$1.85 to \$3.03 per square foot of living area. Based on this evidence, the appellant requested that the subject's total improvement assessment be reduced.

The appellant's submission included a copy of the "Cook County Board of Review" final decision dated April 26, 2021 which disclosed the subject has a total assessment for the two parcels of \$13,887. The "Addendum to Petition" which disclosed the subject's total assessment reflects a total land assessment of \$4,104 and a total improvement assessment of \$9,783 or \$4.93 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" for only one of the parcels under appeal. Nevertheless, in support of its contention of the correct assessment, the board of review submitted information on four equity comparables, two of which are located in the same neighborhood code as the subject property. The comparables are improved with 1-story or 1.5-story, class 2-04 dwellings of frame or frame and masonry exterior construction ranging in size from 1,826 to 2,421 square feet of living area. The comparables range in age from 16 to 99 years old. Each comparable has a basement, two of which have finished area, central air conditioning, and a 1.5-car to a 2-car garage. Three comparables each have one fireplace. The comparables have improvement assessments ranging from \$9,217 to \$12,808 or from \$4.99 to \$6.62 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 appellant 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 nine suggested comparables for the Board's consideration with only the appellant's comparable #5 being the only comparable truly similar to the subject in overall property characteristics. The remaining comparables in this record present significant differences from the subject in location, design, age, dwelling size, foundation type, and/or other features. Nevertheless, the comparables in this record have improvement assessments ranging from \$3,674 to \$12,808 or from \$1.85 to \$6.62 per square foot of building area. The subject's improvement assessment of \$9,783 or \$4.93 per square foot of living area falls within the range established by the comparables in this record. 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

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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