



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

APPELLANT: BMR Properties LLC
DOCKET NO.: 20-37314.001-R-1
PARCEL NO.: 29-03-112-027-0000

The parties of record before the Property Tax Appeal Board are BMR Properties LLC, the appellant, by Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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: \$2,908
IMPR.: \$2,662
TOTAL: \$5,570

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 brick exterior construction with 799 square feet of living area. The dwelling is 73 years old. Features of the home include a full basement. The property has a 7,755 square foot site and is located in Dalton, Thornton Township, Cook County. The subject is classified as a class 2-02 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 information on three equity comparables improved with one-story or one and one-half story, class 2-02 dwellings of brick exterior construction that range in size from 864 to 912 square feet of living area. The homes are either 64 or 69 years old. Each comparable has a full basement with two having finished area, central air conditioning and either a one or two-car garage. The comparables have the same

assessment neighborhood code as the subject and are located from 1.3 to 1.6 miles from the subject property. The comparables have improvement assessments that range from \$2,127 to \$2,377 or from \$2.35 to \$2.75 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$1,926.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$5,570. The subject property has an improvement assessment of \$2,662 or \$3.33 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 improved with one-story, class 2-02 dwellings with 748 square feet of living area. The homes are 73 years old. Each comparable has a full basement with one having finished area, two properties have a one and one-half car garage, one has a two-car garage, and one has a two and one-half car garage. The comparables have the same assessment neighborhood code as the subject and are located within one-fourth of a mile from the subject property. The comparables have improvement assessments that range from \$3,028 to \$3,352 or from \$4.05 to \$4.48 per square foot of living area.

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 record contains seven equity comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables due to differences from the subject dwelling in terms of dwelling size and location. The Board also gives less weight to board of review comparable #4, which has a full basement unlike the subject property. The Board finds board of review comparables #1, #2, and #3 are the best comparables in this record with respect to dwelling size, age, and location, although adjustments to these comparables to account for differences in some features, would be needed to make them more equivalent to the subject. These comparables are 73 years old, have 748 square feet of living area and have improvement assessments ranging from \$3,028 to \$3,351 or from \$4.05 to \$4.48 per square foot of living area. The subject's improvement assessment of \$2,662 or \$3.33 per square foot of living area falls below the range established by the best comparables in this record. Based on this evidence and after considering appropriate adjustments to the best comparables for differences from 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

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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