



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

APPELLANT: 1750 W. Augusta LLC
DOCKET NO.: 21-30425.001-R-1
PARCEL NO.: 17-06-417-029-0000

The parties of record before the Property Tax Appeal Board are 1750 W. Augusta LLC, the appellant, by Noah J. Schmidt, attorney-at-law 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: \$18,816
IMPR.: \$85,128
TOTAL: \$103,944

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 2021 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 is improved with a three-story multi-family building of masonry exterior construction containing 4,320 square feet of building area. The building is approximately 130 years old. Features of the property include a full basement with a formal recreation room, seven bathrooms, and a 2-car garage.¹ The property has a 2,688 square foot site located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables composed of class 2-11 properties improved with two-story or three-story buildings

¹ The board of review described the subject building as having a full basement with a formal recreation room, which was not refuted by the appellant in rebuttal.

of masonry or frame and masonry exterior construction that range in size from 3,981 to 4,506 square feet of building area. The buildings range in age from 117 to 133 years old. Three comparables have full unfinished basements, three comparables have a 3.5-car garage, one comparable has a fireplace, and each property has three bathrooms.² The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$58,625 to \$63,475 or from \$13.43 to \$15.35 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$61,128.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,944. The subject property has an improvement assessment of \$85,128 or \$19.71 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables composed of class 2-11 properties improved with three-story buildings of masonry exterior construction that range in size from 4,122 to 4,536 square feet of building area. The buildings range in age from 120 to 143 years old. Three comparables have full basements with two having finished area and one comparable has a slab foundation. Two comparables have central air conditioning, one comparable has three fireplaces and two comparables have a two-car garage. The comparables have four, five or six full bathrooms and one comparable has an additional four ½ bathrooms. These properties have the same assessment neighborhood code as the subject and are located approximately ¼ of a mile from the subject. Their improvement assessments range from \$81,500 to \$95,680 or from \$19.77 to \$21.82 per square foot of building area. The board of review contends the building assessed value per square foot for the comparables average of \$20.73 is higher than the subject, which supports the 2021 assessed value as equitable.

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 information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #3 and #4 as well as board of review comparable #1 due differences in type of foundations. The remaining comparables have varying degrees of similarity to the subject in features requiring adjustments to make them more equivalent to the subject. Each of the remaining comparables have fewer bathrooms than the subject, four comparables have unfinished basements unlike the subject, and two comparables have no garage unlike the subject, indicating these properties would require upward adjustments to make them

² The appellant submitted copies of the property characteristic sheets from the Cook County Assessor's Office for the comparables from which the descriptive information was verified, added or corrected on appellant's grid analysis by this Board.

more equivalent to the subject property. Conversely, two comparables have central air conditioning, and one comparable has three fireplaces, features the subject does not have, requiring downward adjustments to make them more equivalent to the subject for these differences. Additionally, two comparables have larger garages than the subject, suggesting downward adjustments for this dissimilarity. These six comparables have improvement assessments ranging from \$58,625 to \$95,680 or from \$13.43 to \$21.82 per square foot of building area. The subject's improvement assessment of \$85,128 or \$19.71 per square foot of building area falls within the range established by the best comparables in this record. Based on this record, after considering appropriate adjustments to the best comparables, 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: _____

May 20, 2025



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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