



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

APPELLANT: Michael Richards
DOCKET NO.: 21-32470.001-R-1
PARCEL NO.: 20-03-323-034-0000

The parties of record before the Property Tax Appeal Board are Michael Richards, the appellant(s), by attorney Gregory J. Hilton, of Property Tax Solutions 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 **A Reduction** 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: \$10,714
IMPR.: \$28,232
TOTAL: \$38,946

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 consists of an approximately 2-year-old, two-story, single-family dwelling of masonry construction with 1,984 square feet of living area. The property has a 3,000 square foot site and is located in Chicago, Hyde Park Township, Cook County. Features of the home include a full basement, central air conditioning, and a two-car garage. The subject is classified as a Class 2-07 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with regard to the subject improvement as the basis of the appeal. In support of this argument the appellant submitted information on seven equity comparables with varying degrees of similarity to the subject. For clarity in the record, the three comparables on the second grid will be referred to as comparables #5, #6, and #7. The suggested comparable properties ranged in size from 1,702 to 1,982 square feet of living area. Each

suggested comparable property had a full basement, central air conditioning, and a three-and-a-half-car garage. The appellant reported that the suggested comparables each had the same neighborhood code as the subject property and were located between 0.20 and 0.40 miles from the subject property. The comparables ranged in age from 1 to 19 years old. The comparables have improvement assessments ranging from \$12.36 to \$15.34 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$38,073.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$53,213. The subject's improvement assessment reflects a market value of \$42,500 or \$21.42 per square foot of living area. The board of review did not submit anything further in support of its request that the assessment be affirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, #6, and #7. Like the subject property, these comparables are two-story dwellings with masonry construction. These comparable properties had similarly sized living areas, similar age, full basements, central air conditioning, garages, and were located within a close proximity to the subject property. In comparison, appellant's suggested comparables #3, #4, and #5 were afforded less weight where they were less similar to subject in age and proximity.

The best evidence comparables ranged in improvement assessment of \$13.07 to \$15.34 per square foot of living area. The subject's improvement assessment of \$21.42 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds the appellant did demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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

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: _____

September 15, 2026

Clerk of the Property Tax Appeal Board

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Michael Richards, by attorney:
Gregory J. Hilton
Property Tax Solutions
16 W. Ontario
2nd Floor
Chicago, IL 60654

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602