



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

APPELLANT: NDKProperties 1, LLC
DOCKET NO.: 21-34869.001-R-1
PARCEL NO.: 16-02-409-024-0000

The parties of record before the Property Tax Appeal Board are NDKProperties 1, LLC, the appellant(s), by attorney Daniel J. Farley, of the Law Offices of Terrence Kennedy Jr. 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: \$3,150
IMPR.: \$20,065
TOTAL: \$23,215

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 a 133-year-old, one-story, multi-family dwelling of masonry construction with 1,420 square feet of living area. The property has a 2,625 square foot site located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant contends overvaluation and assessment inequity as the bases of the appeal. In support of its market value argument, appellant indicated in Section III – Description of Property in its Residential Appeal Form indicating the subject property was purchased on April 7, 2021, for \$165,000.

In support of its inequity argument, appellant submitted information on five suggested equity comparables. Each comparable was improved with a multi-family residence, of either frame or

masonry construction. The comparables ranged: between 1,152 and 1,722 square feet of living area; in assessment between \$5.51 and \$7.18 per square foot of living area; and in age between 111 and 126 years old. Appellant also submitted a copy of the board of review's written decision reflecting its final total assessment for the subject property of \$23,215. Based on this evidence, appellant requested a reduction in the subject's assessment to \$11,798.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total valuation assessment for the subject of \$23,215 and an improvement assessment of \$20,065, or \$14.13 per square foot of living area. The valuation assessment reflects a market value of \$232,150, or \$163.49 per square foot of living area when applying the level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance. The board of review included information in its grid analysis indicating the subject property sold in August of 2021 for \$165,000.

In support of its contention of the correct assessment, the board of review submitted information on three suggested comparables. Each comparable was improved with either a two-story or a one-and-one-half-story, multi-family residence of masonry construction. The comparables ranged: from 1,344 to 2,954 square feet of living area; from 115 to 133 years of age; and in assessment between \$14.26 and \$22.35 per square foot of living area. They sold between January of 2021 and July of 2021 for prices ranging from \$285,000 to \$560,000, or from \$189.57 to \$390.63 per square foot of living area. In addition, the board of review included information in its grid analysis indicating the subject property sold in August of 2021 for \$165,000, or \$136.59 per square foot of living area.

This matter was set to proceed to hearing. Prior to hearing, the parties submitted a written request to waive hearing and for this matter be written on the evidence previously submitted. The administrative law judge granted the parties' request.

Conclusion of Law

Appellant contends overvaluation, assessment inequity, and a contention of law as the bases of the appeal.

As to the appellant's contention of law argument, Property Tax Appeal Board (PTAB) Rule §1910.69(a) "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. Additionally, "The Property Tax Appeal Board may consider appeals based upon contentions of law. Such contentions of law must be concerned with the correct assessment of the subject property. If contentions of law are raised, the party *shall submit a brief in support of his position.*" 86 Ill.Admin.Code §1910.65(d). PTAB Rules also provide that the "[f]ailure of any party to comply fully with all rules and/or specific requests of the Property Tax Appeals Board ... shall result in the default of that party." PTAB Rules provide that "[u]nder the burden of going forward, the contesting party must provide substantive, documentary evidence or legal argument sufficient to challenge the correctness of the assessment of the subject property. **Failure to do so will result**

in the dismissal of the appeal.” Ill.¹ Admin Code, Title 86, Chapter II, Part 1910, §1910.63(b) (“PTAB Rules”). (emphasis added). In this case, the Board notes appellant selected “contention of law” in its appeal form but did not include a legal brief or any legal argument for its contention of law basis. Therefore, the Board gives no weight to appellant’s contention of law basis for its appeal.

The appellant also contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds appellant *did not meet* this burden of proof and a reduction in the subject's assessment *is not warranted*.

The Board finds the best evidence of market value to be *the board of review’s comparables #1, #2, and #3*. These comparables sold in 2021 for prices ranging from \$191.92 to \$390.63 per square foot of living area, including land. The subject’s current assessment of \$163.49 per square foot of living area, including land, reflects a market value below the market value established by the best comparables in this record. The Board does not give weight to appellant’s recent sale contention since appellant did not complete Section IV of its Residential Appeal Form nor submit any documents to evidence an arm’s length sale. Based on this record, the Board finds appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject’s assessment is not warranted.

Turning to the taxpayer’s assessment inequity contention, 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 appellant *did not meet* this burden of proof and a reduction in the subject's assessment *is not warranted*.

The Board finds the best evidence of assessment equity to be *appellant’s comparables #1, #3, and #4 and the board of review’s comparables #1, #2, and #3*. The best comparables had improvement assessments that ranged from \$5.51 to \$22.35 per square foot of living area. The subject’s improvement assessment of \$14.13 per square foot of living area falls within the range established by the best comparables in this record. After considering all the comparable properties submitted by the parties with emphasis on those properties that are more proximate in location, more similar in size, and with similar features relative to the subject and after further considering adjustments to the best comparable properties or differences from the subject, the Board finds the subject’s improvement assessment is supported. The Board finds that the appellant did not demonstrate with clear and convincing evidence that the subject’s improvement was inequitably assessed and, therefore, a reduction in the subject’s assessment commensurate with the appellant’s request is not justified.

¹ If a contention of law was the sole basis of this appeal a dismissal of this appeal would have been the likely outcome.

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:

November 25, 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

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

APPELLANT

NDKProperties 1, LLC, by attorney:
Daniel J. Farley
Law Offices of Terrence Kennedy Jr.
180 North LaSalle Street
Suite 2650
Chicago, IL 60601

COUNTY

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