



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

APPELLANT: Palm Realty Company
DOCKET NO.: 21-34926.001-R-1
PARCEL NO.: 17-05-116-096-0000

The parties of record before the Property Tax Appeal Board are Palm Realty Company, the appellant(s), by attorney Marie Mactal, 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 **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: \$16,704
IMPR.: \$43,080
TOTAL: \$59,784

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 141-year-old, two-story dwelling of frame construction with 2,872 square feet of living area. Features of the home include a partial basement, central air conditioning, and a three-car garage. The property has a 2,784 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on five suggested equity comparable properties with varying degrees of similarities to the subject. These comparables are described as frame, masonry or frame and masonry construction dwellings. They range in age from 100 to 145 years; in size from 2,730 to 3,338 square feet of living area; and an improvement assessment from \$11.33 to \$14.80 per square foot of living area. These properties have partial or full basements, and zero to three-car

garages. The suggested comparable properties are located within a 1.30-mile radius of the subject property. The appellant requested the subject's total assessment be reduced to \$50,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,097. The subject's assessment reflects a market value of \$650,970 or \$226.66 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance of 10% as determined by the Illinois Department of Revenue.

The subject property has an improvement assessment of \$48,393 or \$16.85 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparable properties with varying degrees of similarities to the subject. All the comparable properties had the same neighborhood code as the subject and are described as masonry construction, two- or three-story dwellings. They range in age from 125 to 140 years; in size of 2,670 to 4,586 square feet of living area; and an improvement assessment ranging from \$12.36 to \$20.61 per square foot of living area. These properties have partial or full basements. Three of the properties are located within a ¼-mile radius of the subject property. They sold from July 2020 to December 2021 for prices ranging from \$189.89 to \$256.21 per square foot of living area, including land. The board of review requested that the assessment be confirmed.

At hearing, the appellant reaffirmed all evidence submitted in its petition. The board of review testified that the appellant's petition included both a comparable sales and equity argument.

Conclusion of Law

The taxpayer asserts that 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 concludes that the best evidence of the subject's market value is board of review's comparables #1, #2 and #4. The comparables are similar in age, location, size and amenities in that they are multi-story dwellings with similar living areas, a basement and located in the same subarea as the subject property. The Board finds that the best evidence regarding the comparable sales in this record are the comparables sold between July 2020 and December 2021, for amounts ranging from \$189.89 to \$253.97 per square foot of living area, land included in the sale price. The subject property's assessment reflects a market value of \$650,970, land included, or \$226.66 per square foot of living area, which is within the range established by the best comparables in the record. The Board finds that the appellant checked the box for comparable sales in its petition but failed to submit any evidence in support of this argument. Therefore, the appellant defaults on that argument and, accordingly, the Board determines that the appellant has not established by a preponderance of the evidence that the subject property was overvalued based on comparable sales.

The Board will now consider the equity argument in which both the appellant and the board of review submitted evidence in support of. The Board finds the best evidence of assessment equity is the board of review's suggested comparable #4 and the appellant's comparables #2, and #4. The dwellings on these comparables are similar to the subject dwelling in age, location, amenities and living area size.

The comparables had improvement assessments that ranged from \$12.36 to \$14.79 per square foot of living area. The subject's improvement assessment of \$16.85 per square foot of living area falls above the range established by the best comparables in this record. After considering all the best comparable properties submitted by the parties with emphasis on those properties that are proximate in location, similar in size of living area, and with similar features to the subject and after further considering adjustments to the best comparable properties for differences from the subject, 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

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:

April 21, 2026



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

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