



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

APPELLANT: Maureen Salas
DOCKET NO.: 21-36747.001-R-1
PARCEL NO.: 14-30-212-012-0000

The parties of record before the Property Tax Appeal Board are Maureen Salas, the appellant, by attorney Noah J. Schmidt, 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 **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: \$39,062
IMPR.: \$31,052
TOTAL: \$70,114

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 a 2-story, multi-family building of frame exterior construction with 2,913 square feet of building area. The building is approximately 120 years old. Features of the building include a full basement finished with a recreation room and central air conditioning. The property has a 3,125 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-11 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 five comparables that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story or 3-story, class 2-11 multi-family buildings of frame, masonry, or frame and masonry exterior construction ranging in size from 2,743 to 3,024 square feet of building area.

The buildings range in age from 120 to 140 years old. Four comparables each have a basement, one of which is finished with an apartment. One comparable has central air conditioning. One comparable has two fireplaces. Three comparables each have from a 1.5-car to a 4-car garage. The comparables have improvement assessments ranging from \$29,563 to \$32,250 or from \$10.48 to \$10.78 per square foot of building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$31,052 or \$10.66 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$84,010. The subject property has an improvement assessment of \$44,948 or \$15.43 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-11, multi-family buildings of frame or masonry exterior construction ranging in size from 2,080 to 2,966 square feet of building area. The buildings range in age from 101 to 129 years old. The comparables each have a basement, one of which is finished with an apartment and two of which are each finished with a recreation room. Two comparables each have central air conditioning. One comparable has two fireplaces. Three comparables have either a 2-car or a 2.5-car garage. The comparables have improvement assessments ranging from \$35,937 to \$65,500 or from \$16.45 to \$22.08 per square foot of building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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

The parties submitted nine suggested comparables for the Board's consideration. The Board finds the best evidence of assessment equity to be the appellant's comparables #1, #2, #3, and #5 as well as board of review comparable #2 which are more similar to the subject in location, design, age, and building size, but present varying degrees of similarity to the subject in garage amenity, fireplace count, and central air conditioning, suggesting adjustments are needed to make these properties more equivalent to the subject. The best comparables have improvement assessments ranging from \$29,563 to \$44,218 or from \$10.48 to \$16.45 per square foot of building area. The subject's improvement assessment of \$44,948 or \$15.43 per square foot of building area falls within the range on a per square foot basis; however, it exceeds the range established by the best comparables in this record on an overall improvement assessment and is excessive. The Board gives less weight to the appellant's comparable #4 due to its 3-story design when compared to the subject's 2-story design and its dissimilar foundation type when

compared to the subject. The Board also gives less weight to board of review comparables #3 and #4 which are less similar to the subject in dwelling size than other comparables in this record and board of review comparable #1 which has a substantially higher improvement assessment than other comparables in this record, thus making this comparable an outlier. After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment, commensurate with the appellant's request, 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: _____

March 18, 2025

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

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