



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

APPELLANT: 3712-14-16 N. Halsted LLC
DOCKET NO.: 21-36778.001-R-1 through 21-36778.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3712-14-16 N. Halsted LLC, the appellant, by attorney Ciarra 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 **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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
21-36778.001-R-1	14-20-223-026-0000	44,625	9,033	\$53,658
21-36778.002-R-1	14-20-223-027-0000	44,625	69,412	\$114,037
21-36778.003-R-1	14-20-223-028-0000	37,125	92,550	\$129,675

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 three parcels improved with a 2-story mixed-use building of masonry exterior construction with 11,193 square feet of building area. The building is approximately 34 years old.¹ Features include a basement and central air conditioning. The property has a combined 8,425 square foot site and is located in Chicago, Lake View 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 regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity

¹ The parties differ regarding the subject's age. The Board finds the best evidence of age is found in the board of review's evidence which was not refuted by the appellant.

comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story, class 2-12 buildings of masonry exterior construction ranging in size from 10,016 to 11,634 square feet of building area. The buildings range in age from 25 to 126 years old. Each comparable has a basement, one of which is finished with living area, and central air conditioning. Two comparables each have a 4-car garage. The comparables have improvement assessments ranging from \$93,109 to \$131,885 or from \$9.30 to \$12.86 per square foot of building area.

The appellant reported in the appeal petition that the subject has a total combined improvement assessment of \$170,995 or \$15.28 per square foot of building area. Based on this evidence the appellant requested a reduction in the subject's combined improvement assessment to \$118,805.

The board of review submitted one set of its "Board of Review Notes on Appeal" disclosing the total assessment for parcel 14-20-223-026-000 of \$53,658.

In support of its contention of the correct assessment the board of review submitted information on two equity comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 3-story, class 2-12 buildings of masonry exterior construction with 8,254 or 11,656 square feet of building area. The buildings are 104 and 105 years old. Each comparable has a basement, one of which is finished with an apartment, and central air conditioning. One comparable has a 2.5-car garage. The comparables have improvement assessments of \$325,930 and \$399,680 or \$39.49 and \$34.29 per square foot of building area, respectively. Based on this evidence the board of review requested confirmation of the subject's assessment.

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.Adm.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.Adm.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 record contains a total of seven equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 and the board of review's comparable #2, which each have a garage unlike the subject. The Board gives less weight to the board of review's comparable #1, which has a considerably higher improvement assessment than the other comparables in this record indicating this property is an outlier.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3, #4, and #5, which are similar to the subject in building size, location, and most features, although these buildings have substantially older ages than the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$122,945 to \$131,885 or from \$10.65

to \$12.86 per square foot of building area. The subject's improvement assessment of \$170,995 or \$15.28 per square foot of building area falls above the range established by the best comparables in this record. However, after considering appropriate adjustments to the best comparables for differences from the subject, including the subject's newer age compared 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 improvement 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: _____

February 18, 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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APPELLANT

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