



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

APPELLANT: Thomas Rodriguez  
DOCKET NO.: 21-36804.001-R-1  
PARCEL NO.: 14-18-402-019-0000

The parties of record before the Property Tax Appeal Board are Thomas Rodriguez, 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:

**LAND:** \$41,310  
**IMPR.:** \$26,690  
**TOTAL:** \$68,000

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 1.5-story dwelling of frame construction with 1,056 square feet of living area which is approximately 123 years old. Features of the home include one bathroom, a full unfinished basement, and a 1-car garage.<sup>1</sup> The property has a 4,590 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-03 property<sup>2</sup> 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 equity comparables located within the same assessment neighborhood code as the subject property. The

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<sup>1</sup> Some descriptive information such as the subject's unfinished basement was drawn from the evidence submitted by the board of review and not refuted by the appellant via a rebuttal filing.

<sup>2</sup> One-story residence, any age, with 1,000 to 1,800 square feet of living area.

comparables consist of class 2-03 dwellings of frame construction ranging in size from 1,080 to 1,318 square feet of living area and ranging in age from 52 to 133 years old. Three comparables each have a full unfinished basement,<sup>3</sup> four comparables have from a 1.5-car to a 3.5-car garage, and two comparables have an attic finished with a living area. The comparables have improvement assessments that range from \$24,875 to \$27,690 or from \$20.79 to \$23.03 per square foot of living area. The appellant also submitted a brief along with the property information sheets from the Cook County Assessor's database for three comparable properties. Based on this evidence, the appellant requested a reduction to the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$68,000. The subject property has an improvement assessment of \$26,690 or \$25.27 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within .25 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 1.5-story class 2-03 dwellings of frame construction ranging in size from 1,113 to 1,473 square feet of living area and either 123 or 128 years old. Each comparable features a full basement (two finished with formal recreation room); three comparables have central air conditioning; and each comparable has a 2-car garage. The comparables have improvement assessments that range from \$33,875 to \$39,888 or from \$24.51 to \$30.44 per square foot of living area.

### **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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine equity comparables with varying degrees of similarity to the subject. The Board gives less weight to appellant's comparables #4 and #5 based on lacking descriptive information regarding their foundations, thus rendering an adequate comparative analysis with these two properties less accurate. Additionally, appellant's comparable #5 is significantly newer in age relative to the subject. The Board also gives less weight to appellant's comparable #1 due to a lack of a garage, a feature of the subject property, and comparables #2 and #3 due to having attics with finished living areas which the subject lacks. Finally, the Board gives less weight to board of review comparables #2 and #4 based on their finished basements, dissimilar to the subject's unfinished basement.

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<sup>3</sup> Although the appellant submitted property information sheets for five comparable properties, only three of the information sheets were for properties depicted in the appellant's grid analysis. The record contains no descriptive data regarding the foundations of appellant's comparables #4 and #5.

The Board finds the best evidence of equity in assessment to be board of review comparables #1 and #3 which are most similar to the subject in unfinished basements, location, design/class, dwelling size, age, and some features. However, each of these comparables features central air conditioning and a slightly larger garage, and comparable #3 has a slightly larger dwelling size relative to the subject, meaning that downward adjustments are necessary to these comparables to make them more equivalent to the subject. The two best comparables in the record have improvement assessments of \$33,875 and \$39,888 or \$30.44 and \$28.90 per square foot of living area, respectively. The subject's improvement assessment of \$26,690 or \$25.27 per square foot of living area is below the two best comparables, but this is reasonable given the subject's smaller garage and lack of central air conditioning feature relative to the two best comparables in the record.

After considering adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, 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

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