FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: New Midwest Rentals LLC
DOCKET NO.: 21-36830.001-R-1
PARCEL NO.: 14-20-318-036-0000

The parties of record before the Property Tax Appeal Board are New Midwest Rentals LLC, 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 ***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:	$45,000
IMPR.:	$111,435
TOTAL:	$156,435

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 two-story dwelling of masonry exterior construction with 2,974 square feet of living area. The dwelling approximately 13 years old. Features of the home include a full basement with finished area, central air conditioning, and two fireplaces.[1] The property has a 3,000 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-78 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 equity

[1] Additional details not reported by the appellant were drawn from the evidence submitted by the board of review, which was not refuted by the appellant in rebuttal.

comparables located within the subject's assessment neighborhood.[2] The comparables consist of two-story class 2-78 dwellings of frame or masonry exterior construction ranging in size from 2,718 to 2,980 square feet of living area. The homes are 13 to 123 years old. Each dwelling has central air conditioning, one to four fireplaces, a basement with three having finished area, and a two-car garage. The comparables each have from two full and one half bathrooms to three full and one half bathrooms. The comparables have improvement assessments ranging from $64,290 to $80,350 or from $23.65 and $26.96 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of $80,179 or $26.96 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $156,435. The subject property has an improvement assessment of $111,435 or $37.47 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 the subject's assessment neighborhood. The comparables consist of two-story class 2-78 dwellings of masonry exterior construction ranging in size from 2,698 to 3,590 square feet of living area. The dwellings are either 14 or 16 years old. Each dwelling has central air conditioning, two or four fireplaces, a full basement with finished area, and a 2-car garage. The comparables each have from three full and one half bathrooms to four full and two half bathrooms. The comparables have improvement assessments ranging from $101,803 to $140,190 or from $37.54 to $39.77 per square foot of living area. 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. 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 to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #3, #4, and #5, which differ from the subject in age or lack basement finish, a feature of the subject. The Board also gives reduced weight to board of review comparable #2, which differs from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #2 along with board of review comparables #1, #3, and #4, which are similar to the subject in age, dwelling size, and features. These comparables have improvement assessments that range from $64,290 to $108,125 or from $23.65 to $39.77 per square foot of living area. The subject's

[2] For ease of reference, the comparables have been renumbered #1 through #5.

improvement assessment of $111,435 or $37.47 per square foot of living area falls above the range established by the best comparables in this record overall and within the range on a per-square-foot basis. The Board finds the subject’s higher improvement assessment logical, however, given the subject’s larger dwelling and greater bathroom count in relation to the best comparables. Based on this record 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 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:

C E R T I F I C A T I O N

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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