



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

APPELLANT: Oscar Campos
DOCKET NO.: 21-38844.001-R-1
PARCEL NO.: 17-32-110-047-0000

The parties of record before the Property Tax Appeal Board are Oscar Campos, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld & Associates, LLC in Northbrook; 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: \$11,904
IMPR.: \$22,000
TOTAL: \$33,904

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 3-story multi-family building of frame and masonry exterior construction with 3,186 square feet of building area. The building is approximately 133 years old. Features of the building include a concrete slab foundation, four full bathrooms and a 2-car garage.¹ The property has an approximately 2,976 square foot site and is located in Chicago, South Chicago 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 four equity comparables located in the same assessment neighborhood code as the subject property. The

¹ The Board finds the subject property lacks central air conditioning which was reported in Section III of the appellant's appeal petition and the board of review's grid analysis.

comparables are improved with class 2-11 multi-family buildings of frame or frame and masonry exterior construction ranging in size from 2,920 to 3,316 square feet of building area. The buildings range in age from 112 to 148 years old. Each comparable has a concrete slab or crawl space foundation. Each building has two or three full bathrooms, central air conditioning and a 2-car garage. The comparables have improvement assessments ranging from \$13,000 to \$22,600 or from \$4.34 to \$6.99 per square foot of building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$19,721 or \$6.19 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 \$36,000. The subject property has an improvement assessment of \$24,096 or \$7.56 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The comparables are improved with 1.5-story or 2-story class 2-11 multi-family buildings of masonry exterior construction ranging in size from 2,536 to 2,856 square feet of building area. The buildings range in age from 27 to 124 years old. Each comparable has a basement, with one having finished area. The properties have from two to four full bathrooms and one building has an additional two half-bathrooms. Two buildings have central air conditioning, three properties each have a 2-car garage and one comparable has other improvements not further described. The comparables have improvement assessments ranging from \$24,378 to \$44,536 or from \$8.82 to \$17.56 per square foot of building area.

The board of review also submitted comments asserting its comparables are close to the subject in age, building size and location and have per square foot improvement assessments that are the same or higher than the subject and therefore support the correctness of the subject's assessment. 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 eight equity comparables for the Board's consideration. The Board gives less weight to appellant comparable #1 which, based on its per square foot improvement assessment, appears to be an outlier relative to other properties in the record. The Board gives little weight to each of the board of review comparables which differ from the subject in age and/or feature a basement amenity in contrast to the subject's slab foundation.

The Board finds the best evidence of assessment equity to be appellant comparables #2, #3 and #4 which are more similar to the subject in location, age, classification, building size and some

features. However, these properties each have central air conditioning, not a feature of the subject, and fewer full bathrooms when compared to the subject, suggesting adjustments are needed to make these properties more equivalent to the subject. These best comparables have improvement assessments of \$20,400 and \$22,600 or from \$6.62 to \$6.99 per square foot of building area. The subject's improvement assessment of \$24,096 or \$7.56 per square foot of building area falls above the best comparables in this record on both an overall improvement assessment and per square foot improvement assessment. After considering appropriate adjustments to the comparables for differences from 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 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: June 17, 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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