



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

APPELLANT: Anthony Benedetto
DOCKET NO.: 21-41496.001-R-1
PARCEL NO.: 14-32-212-052-0000

The parties of record before the Property Tax Appeal Board are Anthony Benedetto, the appellant, by attorney Ciarra 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: \$35,725
IMPR.: \$125,275
TOTAL: \$161,000

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 three-story dwelling of masonry exterior construction with 2,610 square feet of living area. The dwelling is approximately 18 years old. Features of the home include a concrete slab foundation,¹ central air conditioning, 3½ bathrooms, one fireplace and a 2-car garage. The property has a 2,858 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-95 property, a townhome or row house up to 62 years of age, 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 The board of review disclosed the subject dwelling has a concrete slab foundation and an additional half bathroom, which were not refuted by the appellant.

comparables that have the same assessment neighborhood code and property classification code as the subject property. The comparables are improved with two-story or three-story dwellings of masonry or frame and masonry exterior construction ranging in size 2,411 to 2,787 square feet of living area. The dwellings are from 43 to 45 years old. No data was provided by the appellant concerning the type of foundation the dwellings have. Four comparables have central air conditioning. Each comparable has 2 bathrooms, one or two fireplaces and either a 1-car or a 2-car garage. The comparables have improvement assessments that range from \$75,038 to \$92,691 or from \$29.97 to \$34.41 per square foot of living area.

The appellant also submitted property characteristic printouts for five additional properties. These comparables are class 2-11 properties that are improved with two-story or three-story multi-family buildings. The appellant did not provide the 2021 Cook County Board of Review Certified Assessments for these five comparables. Additionally, these five comparables were not presented on PTAB's prescribed forms as required by Section 1910.80 of the rules of the Property Tax Appeal Board, therefore these properties will not be further addressed by the Board in this analysis.

Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$83,572 or \$32.02 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 \$161,000. The subject property has an improvement assessment of \$125,275 or \$48.00 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 that have the same assessment neighborhood code and property classification code as the subject. The comparables are located either on the same street and within the same block as the subject or within the subject's subarea. The comparables are improved with three-story dwellings of masonry exterior construction containing either 2,446 or 2,610 square feet of living area. The dwellings are 18 or 32 years old. Three comparables each have a concrete slab foundation and one comparable has a full basement that is finished with a recreation room. Each comparable has 3½ or 4½ bathrooms, central air conditioning, one or two fireplaces and either a 2-car or a 2.5-car garage. The comparables have improvement assessments that range from \$95,859 to \$136,575 or from \$39.19 to \$52.33 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 nine comparable properties that have the same assessment neighborhood code and property classification code as the subject to support their respective positions before the Property Tax Appeal Board. The Board has given less weight to the appellant's comparables, as well as board of review comparable #4 due to their considerably older dwelling ages, when compared to the subject property.

The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #3, which are located on the same street and within the same block as the subject property and are identical or nearly identical to the subject dwelling in size, design, age and most features. These three comparables have improvement assessments ranging from \$130,025 to \$136,575 or from \$49.82 to \$52.33 per square foot of living area. The subject's improvement assessment of \$125,275 or \$48.00 per square foot of living area falls below the range established by the best comparables in the record. Based on this record and 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 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: _____

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: _____

April 15, 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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