



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

APPELLANT: Annie Investments, LLC
DOCKET NO.: 21-41722.001-R-1
PARCEL NO.: 17-21-420-010-0000

The parties of record before the Property Tax Appeal Board are Annie Investments, LLC, 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 **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: \$9,240
IMPR.: \$37,760
TOTAL: \$47,000

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 3-story, mixed-use building of masonry exterior construction with 4,875 square feet of building area. The building is approximately 100 years old. Features include a partial basement¹ and a 1.5-car garage. The property has a 2,100 square foot site located in Chicago, South Chicago 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 with respect to the improvement as the basis of the appeal. In support of the inequity argument, the appellant submitted information on five comparables with the same assessment neighborhood code as the subject, along with property characteristics sheets that were used by the Board to verify, add, or correct some data in the grid

¹ The board of review disclosed the subject has an unfinished partial basement, which was unrefuted by the appellant.

analysis. The comparables are improved with 2-story or 3-story, class 2-12 mixed-use buildings of masonry exterior construction ranging in size from 4,590 to 5,040 square feet of building area. The buildings range in age from 73 to 133 years old. The comparables each have a full basement. Two comparables each have central air conditioning. Two comparables have either a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$27,721 to \$32,250 or from \$6.04 to \$6.45 per square foot of building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$30,761 or \$6.31 per square foot of building area.

The appellant's submission included a copy of the "Cook County Board of Review" final decision dated September 23, 2022 which disclosed the subject has a total assessment of \$73,000 which reflects a land assessment of \$9,240 and an improvement assessment of \$63,760 or \$13.08 per square foot of living area, per the appellant's petition.

The board of review submitted its "Board of Review Notes on Appeal." In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with 2-story or 3-story, class 2-12 mixed-use buildings of masonry exterior construction ranging in size from 3,080 to 4,650 square feet of building area. The buildings are each 124 years old. Each comparable has a full or partial basement. One comparable has central air conditioning. Two comparables each have a 2-car garage. The comparables have improvement assessments ranging from \$30,627 to \$37,399 or from \$8.04 to \$10.68 per square foot of building area. Based on this evidence, the board of review requested the 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 nine suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #2, #3, and #5 as well as board of review comparables #1, #2, and #3 which have a garage amenity, unlike the subject and/or are less similar to the subject in building size than other comparables in this record.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #4 as well as board of review comparable #4 which overall more similar to the subject in location, class, age, dwelling size, and many features. These comparables have improvement assessments ranging from \$27,721 to \$37,399 or from \$6.04 to \$8.04 per square foot of building area. The subject's improvement assessment of \$63,760 or \$13.08 per square foot of building area falls above the range established by the best comparables in this record and is excessive.

After considering adjustments to the best comparables for differences when compared to the subject, the Board finds the appellant demonstrated that the subject's improvement is inequitably assessed and a reduction in the subject's assessment is warranted.

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

AGENCY

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Annie Investments, LLC, by attorney:
Ciarra Schmidt
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602