



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

APPELLANT: Third Gold Investment, LLC  
DOCKET NO.: 21-41787.001-R-1  
PARCEL NO.: 17-28-212-004-0000

The parties of record before the Property Tax Appeal Board are Third Gold Investment, 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:** \$13,750  
**IMPR.:** \$69,229  
**TOTAL:** \$82,979

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 2-story, multi-family building of masonry exterior construction with 4,513 square feet of gross building area. The building is approximately 62 years old. Features include a full basement finished with an apartment.<sup>1</sup> The property has a 3,125 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 five equity comparables with the same assessment neighborhood code as the subject, along with property

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<sup>1</sup> The board of review disclosed the subject has a full basement finished with an apartment, which was unrefuted by the appellant.

characteristics sheets that were used by the Board to verify, add, or correct some data in the grid analysis. The comparables are improved with 2-story or 3-story, class 2-11 multi-family buildings of frame or masonry exterior construction ranging in size from 4,579 to 4,908 square feet of gross building area. The buildings range in age from 128 to 131 years old. Each comparable has a full basement, four of which are finished with either an apartment area or a recreation room. Three comparables each have a 2-car garage. The comparables have improvement assessments ranging from \$25,928 to \$33,811 or from \$5.28 to \$7.06 per square foot of gross building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$29,289 or \$6.49 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$82,979. The subject property has an improvement assessment of \$69,229 or \$15.34 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables with the same assessment neighborhood code as the subject. One comparable is located on the same block and street as the subject and three comparables are located within ¼ of a mile from the subject property. The comparables are improved with 2-story or 3-story, class 2-11 multi-family buildings of masonry exterior construction ranging in size from 3,348 to 4,513 square feet of gross building area. The buildings range in age from 4 to 59 years old. Each comparable has a full basement, three of which are finished with apartments. Two comparables each have central air conditioning. Two comparables each have a 2-car garage. The comparables have improvement assessments ranging from \$66,432 to \$80,646 or from \$17.34 to \$23.37 per square foot of gross building area. 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted nine suggested comparables for the Board's consideration. The appellant's comparables and board of review comparable #2 and #3 were accorded diminished weight due to disparities from the subject in age or dwelling size.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #4 which are more similar to the subject in location, design/class, age and dwelling size with varying degrees of similarity in other features. The best comparables have improvement assessments ranging of \$66,432 and \$78,250 or \$17.34 and \$17.45 per square foot of gross building area. The subject's improvement assessment of \$69,229 or \$15.34 per square foot of gross building area is bracketed by the two best comparables in this record on an overall basis

and below them on a per square foot basis. Further, the subject's improvement assessment is well supported as it falls below board of review #1 which is located on the same block and street as the subject as well as being identical or nearly identical to the subject in overall property characteristic. After considering adjustments to the two best comparables for differences when compared to 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: \_\_\_\_\_

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

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