



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

APPELLANT: Daniel Catenacci
DOCKET NO.: 21-43040.001-R-1
PARCEL NO.: 20-02-311-015-0000

The parties of record before the Property Tax Appeal Board are Daniel Catenacci, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. P.C. 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: \$26,250
IMPR.: \$62,350
TOTAL: \$88,600

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 two improvements situated on one parcel. Improvement #1 is described as a class 2-11, 3-story multi-family building of masonry exterior construction with 8,064 square feet of gross building area. The building is approximately 118 years old. Features of the building include an unfinished basement. Improvement #2 is described as a 2-03 coach house containing 1,360 of above ground living area. The property has an approximately 7,500 square foot site and is located in Chicago, Hyde Park Township, Cook County.

The appellant contends assessment inequity with respect to only Improvement #1 as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables that are located in the same assessment neighborhood code as the subject property. The appellant reported that the comparables are improved with class 2-11, 2-story, 3-story or 3-story or higher multi-family buildings of masonry exterior construction that range in size from 7,616 to 8,766 square feet of gross building area. The buildings range in age from 105 to 120 years old. Each comparable has a full unfinished basement. Three comparables have either one

or two fireplaces and one comparable has a 2.5-car garage. The comparables have improvement assessments that range from \$14,701 to \$22,388 or from \$1.93 to \$2.62 per square foot of gross building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$88,600. The subject property has a combined total improvement assessment of \$62,350 for both Improvement #1 and Improvement #2 or \$6.62 per square foot of gross building area when using the combined total square footage of 9,424 square feet for both dwellings.

In support of its contention of the correct assessment for improvement #1, the board of review submitted information on four equity comparables located in the same assessment neighborhood code as the subject property. The board of review reported that the comparables are improved with class 2-11, 2-story or 3-story multi-family buildings of masonry exterior construction that range in size from 3,128 to 4,195 square feet of gross building area. The buildings range in age from 22 to 130 years old. Each comparable has a basement, two finished with a recreation room and one finished with an apartment, and central air conditioning. Three comparables each have either a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$29,131 to \$37,746 or from \$9.00 to \$9.45 per square foot of gross building 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 record contains nine suggested equity comparables for the Board's consideration. The Board finds none of the comparables are truly similar to the subject, as none have a separate second improvement, like the subject. The comparables have the same assessment neighborhood code as the subject but have varying degrees of similarity in property characteristics to the subject. Nevertheless, the Board has given reduced weight to appellant's comparable #4 as well as the board of review comparables due to their differences from the subject in building size, age and/or garage amity.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, #3 and #5. The Board finds that these comparables are most similar to the subject in location, age, building size and some features. These most similar comparables have improvement assessments ranging from \$15,748 to \$22,388 or from \$2.00 to \$2.62 per square foot of gross building area. The subject's improvement assessment of \$62,350 or \$6.62 per square foot of gross building area, is greater than the range of the best comparables in this record. The subject's greater assessment

appears to be logical given it has a separate second dwelling. Therefore, based on this record and after considering adjustments to the 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 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

AGENCY

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