



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

APPELLANT: 738 North Wells Building, LLC
DOCKET NO.: 21-46009.001-R-1
PARCEL NO.: 17-09-202-019-0000

The parties of record before the Property Tax Appeal Board (PTAB) are 738 North Wells Building, LLC, the appellant, by attorney Spiro G. Zarkos, of Verros Berkshire, PC in Oakbrook Terrace; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, PTAB hereby finds **No Change** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND: \$42,350
IMPR.: \$60,650
TOTAL: \$103,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision 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 3,620 square feet, three-story masonry building perched on a 2,420 square feet parcel in Chicago, North Chicago Township, Cook County.¹ The 133-year-old class 2-12 residence per the Cook County Real Property Assessment Classification Ordinance featured 2.5 bathrooms, air conditioning, and a slab foundation.

The appellant pleads assessment inequity as the basis of the appeal, arguing that the subject improvement assessment should be reduced to \$11.59 per living square foot. To show assessment nonuniformity, the appellant presented information on four class 2-12 properties within .7 miles of the subject. These suggested comparables included no garage or a 2.5-car garage, a slab

¹ The appellant provided internally inconsistent information regarding the subject property's characteristics. PTAB accepts the characteristics in the petition grid analysis as more credible because they comport with the details provided by the board of review.

foundation to a full basement, and air conditioning for submissions #1 and #2. The appellant's selections spanned 49 to 126 years in building age; 6,000 to 14,700 square feet in improvement area; and \$8.85 to \$13.24 per living square foot in improvement assessment.

The board of review countered that the subject improvement assessment of \$60,650, or \$16.75 per living square foot, was equitable in its "Notes on Appeal." In defense of the \$103,000 total subject assessment, the county board of review introduced into evidence four three-story masonry buildings in the subject's subarea as assessment comparables. The county board of review's preferred comparators contained up to eight full bathrooms, a full or partial basement, and air conditioning. These improvements ranged from 69 to 135 years in building age; 5,544 to 15,795 square feet in size; and \$17.26 to \$21.00 per living square foot in improvement assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires real estate taxes "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). Yet this uniformity provision of the Illinois Constitution does not mandate absolute equality in taxation; instead, a reasonable degree of uniformity in the taxing authority's assessments suffices. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

When unequal treatment in the assessment is the basis of a property tax appeal, the appellant must prove the inequity of the assessments by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof required for a criminal conviction. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). Proof of unequal treatment in the assessment process should comprise documentation for the year in question of similarly situated properties of compelling proximity to, and with a lack of distinguishing characteristics from, the assessment subject. 86 Ill.Admin.Code §1910.65(b). The Property Tax Appeal Board (PTAB) finds the appellant did not overcome this burden of proof.

In this record, neither the appellant nor the board of review submitted a purported comparable that resembled the subject enough to serve as evidence of assessment inequity. While board of review comparable #1 was the most similar to the subject in terms of improvement area, board of review comparable #1 still featured 1,924 more living square feet, and at least five more full bathrooms, than the subject. Additionally, the fact that board of review comparable #1 was over a quarter mile away from the subject further renders the property incomparable. Because no property in evidence demonstrates the subject assessment was incorrect, PTAB finds the appellant did not prove assessment inequity by clear and convincing evidence and a subject assessment reduction is accordingly 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:

March 17, 2026



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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