



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

APPELLANT: Mary Niego-McNamara
DOCKET NO.: 21-48729.001-R-1
PARCEL NO.: 19-18-422-067-0000

The parties of record before the Property Tax Appeal Board are Mary Niego-McNamara, the appellant, by Mary Kate Gorman, Attorney at Law in Tinley Park; 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: \$4,566
IMPR.: \$28,796
TOTAL: \$33,362

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 3,682 square feet of building area. The building is 41 years old. Features include a basement finished with an apartment and 3 full and 2 half bathrooms. The property has a 3,653 square foot site and is located in Chicago, Lake 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 three comparables located within the subject's assessment neighborhood and from .12 to .94 of a mile of the subject. The comparables consist of class 2-11 multi-family buildings of masonry exterior construction ranging in size from 3,532 to 3,849 square feet of building area. The comparables

are 44 to 57 years old and have basements. No data was provided concerning the finished basement area. One building has central air conditioning. Each comparable has 3 full bathrooms, one of which also has a half bathroom, and a 2-car or a 2.5-car garage. The comparables have improvement assessments that range from \$24,895 to \$26,773 or from \$6.96 to \$7.27 per square foot of building area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$26,105 or \$7.09 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,362. The subject property has an improvement assessment of \$28,796 or \$7.82 per square foot of building area.

In support of its contention of the correct assessment the board of review submitted information on four comparables located within the same assessment neighborhood code and the same street as the subject. Three comparables are also located on the same block as the subject. The comparables consist of class 2-11 multi-family buildings of masonry exterior construction ranging in size from 3,633 to 3,808 square feet of building area. The comparables are 41 or 48 years old. Each comparable has a basement with an apartment and 3 full and 2 half bathrooms. One comparable has central air conditioning, and two comparables have either a 1-car or a 3-car garage. The comparables have improvement assessments ranging from \$28,772 to \$33,433 or from \$7.92 to \$9.08 per square foot of 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 parties submitted seven comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparables #3 and #4 which is less similar to the subject in age, central air conditioning and/or garage amenity, unlike the other comparables in the record.

The Board finds the best evidence of assessment equity to be the board of review comparables #1 and #2 that are nearly identical to the subject in property characteristics. These two comparables have improvement assessments of \$29,280 and \$33,433 or \$7.95 and \$9.08 per square foot of building area. The subject's improvement assessment of \$28,796 or \$7.82 per square foot of building area falls below the two best comparables in the record. After considering adjustments to the two 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: _____

February 18, 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

Mary Niego-McNamara, by attorney:
Mary Kate Gorman
Attorney at Law
18400 Maple Creek Drive
Suite 200
Tinley Park, IL 60477

COUNTY

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