FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Greenspire Capital
DOCKET NO.: 21-49767.001-R-1
PARCEL NO.: 13-34-406-045-0000

The parties of record before the Property Tax Appeal Board are Greenspire Capital, the appellant(s), by attorney Nicholas T. McIntyre, of Much Shelist, 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:	$6,500
IMPR.:	$37,023
TOTAL:	$43,523

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 3,250 square foot parcel of land improved with two 115-year-old, two-story, multi-family dwellings. Improvement #1 is masonry and contains 3,162 square feet of building area while improvement #2 is frame and contains 1,104 square feet of building area. The property is located in Chicago, Jefferson Township, Cook County and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity for improvement #1 as the basis of the appeal. In support of this argument, the appellant submitted data on four suggested comparables for improvement #1. These comparables are described as masonry, multi-family dwellings. The appellant failed to submit evidence of the number of stories. They range: in age from 97 to 131 years; in size from 3,000 to 3,441 square feet of building area; and in improvement assessment from $5.25 to $6.18 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal." These notes disclose that the parcel listed on the notes on appeal is not the subject but is a place holder for the subject. The notes assert the comparables are similar to the subject property. The subject's assessment is $43,523 with an allocated improvement assessment for improvement #1 of $19,000 or $6.00 per square foot of building area and an allocated improvement assessment for improvement #2 of $18,023 or $16.33 per square foot of building area.

In support of the current assessment, the board of review submitted data on four suggested comparables for improvement #1. These comparables are described as two or three-story, masonry, multi-family dwellings. They range: in age from 94 to 123 years; in size from 3,366 to 3,498 square feet of building area; and in improvement assessment from $8.68 to $9.73 per square foot of building area.

Conclusion of Law

The taxpayer contends assessment inequity for improvement #1 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 best evidence of assessment equity for improvement #1 to be the appellant comparables #1, #3, and #4 and the board of review's comparables. These comparables had improvement assessments ranging from $5.45 to $9.73 per square foot of building area. The remaining comparables were given less weight due to differences in construction. In comparison the subject's improvement #1 allocated assessment of $6.00 per square foot of building area is within the range of the best comparables in this record. Based on this record 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 improvements 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:

C E R T I F I C A T I O N

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 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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