



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

APPELLANT: New Midwest Rentals LLC
DOCKET NO.: 21-50247.001-R-1
PARCEL NO.: 13-19-109-019-0000

The parties of record before the Property Tax Appeal Board are New Midwest Rentals 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: \$17,360
IMPR.: \$42,016
TOTAL: \$59,376

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 mixed use building of masonry construction with 9,174 square feet of gross building area which is reported to be approximately 35 years old. Features of the building include three full and two half baths, a partial unfinished basement, and central air conditioning.¹ The property has a 6,200 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-12 property² under the Cook County Real Property Assessment Classification Ordinance.

¹ Some descriptive information was drawn from the evidence submitted by the board of review and not refuted by the appellant via a rebuttal filing.

² Mixed-use commercial/residential building with apartment and commercial area totaling 6 units or less and below 20,000 square feet of gross building area.

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 located within the same assessment neighborhood code as the subject property. The comparables consist of class 2-12 dwellings of masonry construction ranging in size from 6,708 to 11,133 square feet of gross building area and ranging in age from 54 to 102 years old. Each comparable has a full basement with two being finished with an apartment.³ The comparables range in bathroom count from two full and one half baths to four full and two half baths. Each comparable has central air conditioning, and two properties each have a 2-car garage. Comparable #4 also features an attic with a finished living area. The comparables have improvement assessments that range from \$18,696 to \$29,047 or from \$2.61 to \$3.08 per square foot of gross building area. The appellant also submitted a brief along with the property information sheets from the Cook County Assessor's database for each comparable property. Based on this evidence, the appellant requested a reduction to 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 \$59,376. The subject property has an improvement assessment of \$42,016 or \$4.58 per square foot of gross building area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables, two of which are located within the same assessment neighborhood code as the subject property and two being in the same subarea as the subject. The comparables consist of 2-story or 3-story class 2-12 buildings of masonry construction ranging in size from 6,572 to 10,000 square feet of gross building area and ranging in age from 37 to 120 years old. The comparables contain from three full and two half baths to six full and one half baths. Each comparable also features an unfinished basement; three comparables have central air conditioning; and two comparables each feature a 2-car garage. The comparables have improvement assessments that range from \$36,616 to \$56,224 or from \$5.36 to \$5.62 per square foot of gross building area.

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 a total of nine equity comparables for the Board's consideration, none of which are truly similar to the subject property. Nevertheless, the Board gave less weight to appellant's comparables #2, #4, and #5, along with board of review comparables #2, #3, and #4 as each one differs significantly from the subject property in age, gross building area, bathroom

³ Although the appellant's grid disclosed that the foundations of the comparable dwellings are "unknown," the property information sheets submitted by the appellant disclosed that each comparable has a full basement, with two each having a basement apartment.

count, and/or garage feature. On this record, the Board finds that appellant's comparables #1 and #3, along with board of review comparable #1 are most similar to the subject in location, design/class, bathroom count, and some features. However, appellant's comparables #1 and #3 each have slightly larger gross building areas, older ages, and a basement apartment, unlike the subject's unfinished basement. On the other hand, board of review comparable #1 is located in a differing assessment neighborhood code from the subject, albeit in the same "subarea" as the subject property and is also slightly larger in gross building area relative to the subject. These differences from the subject necessitate adjustments to the comparables in order to make them more equivalent to the subject. The most similar comparables in the record have improvement assessments ranging from \$27,266 to \$56,224 or from \$2.61 to \$5.62 square foot of gross building area. The subject's improvement assessment of \$42,016 or \$4.58 per square foot of gross building area falls well within the range established by the best comparables in this record.

After considering adjustments to the best comparables for any differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, a reduction in the subject's improvement 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

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