



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

APPELLANT: Thomas McNichols
DOCKET NO.: 21-50415.001-R-1
PARCEL NO.: 13-32-318-033-0000

The parties of record before the Property Tax Appeal Board are Thomas McNichols, the appellant, by attorney Ciarra 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: \$9,375
IMPR.: \$28,625
TOTAL: \$38,000

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 two-story mixed use commercial and residential building of masonry exterior construction with 7,770 square feet of gross building area which is approximately 90 years old. Features include a full unfinished basement, central air conditioning, and a four-car garage. The property has a 6,250 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables along with copies of property characteristics sheets for each comparable. The properties are located in the same neighborhood code as the subject. The comparables consist of class 2-12 two-story or three-story buildings of masonry exterior construction which range in age

from 93 to 97 years old. The buildings range in size from 5,890 to 8,892 square feet of gross building area and have full basements, two of which are finished. Despite the data in the grid analysis, the supporting documentation depicts that comparable #5 has no apartments which suggests this property does not have the same use as the subject. Four comparables each have central air conditioning. Each comparable has from a 1.5-car to a 4-car garage. The comparables have improvement assessments ranging from \$8,625 to \$31,206 or from \$1.46 to \$3.51 per square foot of gross building area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$23,543 or \$3.03 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,000. The subject property has an improvement assessment of \$28,625 or \$3.68 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same neighborhood code as the subject and either in the same block or within ¼ of a mile from the subject. The comparables consist of class 2-12 two-story buildings of masonry exterior construction which range in age from 90 to 97 years old. The buildings range in size from 3,671 to 6,600 square feet of gross building area, two of which have full unfinished basements and one of which has a concrete slab foundation. One comparable has central air conditioning and two comparables have either a 2-car or a 2.5-car garage. The comparables have improvement assessments of \$14,312 or \$28,357 or from \$3.81 to \$4.30 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 parties submitted a total of eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparable #5, due to its reported lack of apartments. The Board has given reduced weight to board of review comparable #3, due to its concrete slab foundation which differs from the subject's full unfinished basement.

The Board finds on this limited record that the best evidence of assessment equity to be appellant's comparables #1 through #4 along with board of review comparables #1 and #2, which are each similar to the subject in location and neighborhood code, have similar exterior

construction, and a similar range of ages from 92 to 97 years old. Adjustments to the comparables are necessary for differences in gross building area when compared to the subject in order to make them more equivalent to the subject. Three comparables necessitate upward adjustments for lack of central air conditioning which is a feature of the subject. In addition, but for one comparables, there are differences in car capacity/car amenity of these best equity comparables when compared to the subject, requiring both upward adjustments to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$8,625 to \$28,357 or from \$1.46 to \$4.30 per square foot of gross building area. The subject's improvement assessment of \$28,625 or \$3.68 per square foot of gross building area falls slightly above the range of the best comparables in this record in terms of overall improvement assessment but is within the range on a per-square-foot of gross building area basis which the Board finds to be logical given the subject's large gross building size when compared to the best properties.

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 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: _____

January 21, 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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