



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

APPELLANT: Kevin Bowen  
DOCKET NO.: 21-50486.001-R-1  
PARCEL NO.: 17-03-109-004-0000

The parties of record before the Property Tax Appeal Board are Kevin Bowen, the appellant, by attorney Abby L. Strauss, of Schiller Law 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:** \$29,975  
**IMPR.:** \$107,833  
**TOTAL:** \$137,808

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 three-story townhouse of masonry exterior construction with 2,552 square feet of living area. The dwelling is approximately 138 years old. Features of the home include a full unfinished basement, 3½ bathrooms, central air conditioning, and five fireplaces. The property has a 1,199 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-10 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 eight equity comparables located in the same neighborhood code as the subject. The comparables consist of class 2-10 dwellings of masonry exterior construction which range in age from 133 to 140 years old. The townhomes range in size from 2,565 to 2,932 square feet of living area. Each

comparable has a full or partial basement. No data was provided as to finished basement area, if any. The townhomes have 2 to 4 bathrooms and five comparables each have central air conditioning. Five comparables have either two or three fireplaces and comparable #1 has a two-car garage. The comparables have improvement assessments ranging from \$77,575 to \$107,293 or from \$27.29 to \$38.81 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$90,443 or \$35.44 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant supplied a copy of the 2021 Final Decision disclosing the total assessment for the subject of \$137,808. The subject property has an improvement assessment of \$107,833 or \$42.25 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables, where comparable #3 is the same property as appellant's comparable #8. The comparables are located in the same neighborhood code and the same block and/or within ¼ of a mile from the subject. The comparables consist of class 2-10 two-story or three-story townhomes of masonry exterior construction that are 110 or 133 years old. The townhomes range in size from 2,484 to 2,614 square feet of living area. Each comparable has a full or partial basement with a formal recreation room. Features include 2 bathrooms and three comparables have 1 or 2 half-baths. Three townhomes have central air conditioning, and each has one to four fireplaces. The comparables have improvement assessments ranging from \$98,125 to \$121,000 or from \$38.81 to \$46.90 per square foot of living 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 eleven equity comparables, one of which is common to both parties, to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #1, #2, #3 and #7, due to substantial differences in dwelling size of approximately 11% to 15% when compared to the subject townhome. The Board has given reduced weight to board of review comparable #4, due to its newer age of 110 years when compared to the subject at 138 years along with the other comparables in the record that are more similar in age to the subject.

The Board finds the best evidence of assessment equity are appellant's comparables #4, #5, #6 and #8 along with board of review comparables #1, #2 and #3, which are each relatively similar to the subject dwelling size ranging from 2,484 to 2,724 square feet of living area. These comparables range in age from 133 to 140 years old and feature 2 or 3 bathrooms, with two comparables each having 2 half-baths. Downward adjustments are needed for the three board of review comparables for finished basement area, which includes the parties' common comparable, as finished basement is not a feature of the subject. Both appellant's comparable #5 and the parties' common comparable need upward adjustments for the lack of central air conditioning which is a feature of the subject. Each of these comparables necessitate upward adjustments to account for lower fireplace counts than the five fireplaces in the subject dwelling. These comparables have improvement assessments ranging from \$96,082 to \$121,000 or from \$36.23 to \$46.90 per square foot of living area. The subject's improvement assessment of \$107,833 or \$42.25 per square foot of living area is within the range established by the best comparables in this record both in terms of overall improvement assessment and on a per-square-foot of living area basis which is logical given that the subject is bracketed in age and dwelling size by these best comparables.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

Based on this record and after considering appropriate adjustments to the best comparables for differences when compared to the subject property, 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.

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Chairman

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Member

Member

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Member

Member

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Member

Member

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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 18, 2025

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Clerk of the Property Tax Appeal Board

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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