



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

APPELLANT: Hazel Vespa
DOCKET NO.: 21-50557.001-R-1
PARCEL NO.: 14-33-110-024-0000

The parties of record before the Property Tax Appeal Board are Hazel Vespa, 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: \$31,250
IMPR.: \$77,750
TOTAL: \$109,000

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 multi-family building of masonry exterior construction with 3,863 square feet of gross building area and which is approximately 133 years old. Features include a full basement finished as an apartment and 2½ bathrooms.¹ The property has a 2,500 square foot site and is located in Chicago, North Chicago 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 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

¹ Additional characteristics of the subject have been drawn from the board of review evidence. The description of the subject property was not refuted in any rebuttal filing.

class 2-11 buildings of masonry exterior construction that are 119 to 142 years old. The buildings range in size from 3,793 to 4,347 square feet of gross building area. Features include 3 to 4 bathrooms. Seven buildings have full or partial basements with no information on finished area, if any, and comparable #1 has a concrete slab foundation. Four comparables each have central air conditioning and five comparables each have a two-car garage. The comparables have improvement assessments ranging from \$43,750 to \$70,221 or from \$11.53 to \$17.30 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$60,881 or \$15.76 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 \$109,000. The subject property has an improvement assessment of \$77,750 or \$20.13 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 which are located in the same neighborhood code as the subject. The comparables consist of class 2-11 two-story or three-story buildings of masonry exterior construction ranging in age from 119 to 133 years old. The buildings range in size from 3,063 to 4,290 square feet of gross building area. Each comparable has a full basement, one of which is finished as an apartment and one of which has a formal recreation. Each dwelling has 3 or 4 full bathrooms. Three homes have from a 1.5-car to a 3-car garage. The comparables have improvement assessments ranging from \$82,000 to \$97,422 or from \$21.54 to \$28.38 per square foot of gross building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant pointed out the difference in building size between the subject and board of review comparable #3.

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 twelve equity comparables to support their respective positions before the Property Tax Appeal Board which present varying degrees of similarity to the subject property. The Board has given reduced weight to appellant's comparables, due to the lack of basement finish, if any, given that the subject basement is finished as an apartment. In addition, the Board has given reduced weight to appellant's comparable #1, due to differing foundation type of concrete slab when compared to the subject's full basement finished with an apartment. Furthermore, appellant's comparable #5 as well as board of review comparables #2 and #3, have been given less weight, due to significant differences in building size when compared to the subject.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #4, which are similar to the subject in location, exterior construction, and bracket the subject in building size. Adjustments are necessary to each of these best comparables for basement area and/or some features when compared to the subject. Adjustments for differences in age and/or garage amenity are also necessary to make each of the comparables more similar to the subject. The best comparables in the record have improvement assessments of \$82,000 and \$97,422 or of \$23.73 and \$24.85 per square foot of gross building area. The subject's improvement assessment of \$77,750 or \$20.13 per square foot of gross building area falls below the best comparables in this record both in terms of overall improvement assessment and on a per-square-foot of gross building area basis.

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 in the record for differences when compared to 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: April 15, 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

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