



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

APPELLANT: Lupo I, LLC
DOCKET NO.: 21-51040.001-R-1
PARCEL NO.: 13-09-114-018-0000

The parties of record before the Property Tax Appeal Board are Lupo I, LLC, the appellant, by Dora Cornelio, attorney-at-law 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: \$12,500
IMPR.: \$53,500
TOTAL: \$66,000

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 is improved with a three-story multi-family building of masonry construction containing 5,715 square feet of building area. The building is approximately 93 years old. Features of the property include a full unfinished basement, six bathrooms, and a four-car garage. The property has a 6,250 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables composed of class 2-11 properties improved with two-story or three-story buildings of frame or masonry construction that range in size from 1,904 to 6,058 square feet of living

area.¹ The buildings range in age from 49 to 150 years old. Each comparable has a full basement finished with either an apartment or a recreation room. One comparable has central air conditioning, three comparables have a two-car garage, and the comparables have from 2 to 6 bathrooms. The comparables have the same neighborhood code as the subject property. Their improvement assessments range from \$12,908 to \$45,020 or from \$6.13 to \$7.43 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$38,747.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$66,000. The subject property has an improvement assessment of \$53,500 or \$9.36 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables composed of class 2-11 properties improved with two-story or three-story multi-family buildings of frame or masonry construction that range in size from 3,892 to 5,792 square feet of building area. The buildings range in age from 91 to 118 years old. Each comparable has a full basement with two being finished with an apartment, and four or six bathrooms. One comparable has central air conditioning and three comparables have from a two-car to a three-car garage. The comparables have the same neighborhood code as the subject and are located from within the same block to approximately ¼ of a mile from the subject property. These properties have improvement assessments ranging from \$38,876 to \$55,412 or from \$9.51 to \$10.18 per square foot of building area. The board of review's submission included copies of photographs for the subject property and the comparables.

Conclusion of Law

The appellant 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 information on nine equity comparables to support their respective positions. The Board finds the best evidence of assessment equity to be board of review comparables #2, #3 and #4, which are most similar to the subject in masonry construction, size, and age. Additionally, the photographs of these three comparables depict buildings that are more similar to the subject building in physical attributes than the remaining comparables submitted by the parties except for appellant's comparable #5, which differs significantly from the subject building in age. These three comparables have improvement assessments that range from \$42,054 to \$55,412 or from \$9.51 to \$10.18 per square foot of building area. The subject's

¹ The appellant submitted copies of the Cook County Assessor property characteristic sheets for the comparables from which additional descriptive information was obtained. In the grid analysis the appellant described comparables #1 through #4 as three-story buildings, however, the property characteristic sheets report the comparables as being two-story buildings which is supported by the photographs of the comparables on the characteristic sheets.

improvement assessment of \$53,500 or \$9.36 per square foot of building area falls within the range of the total improvement assessments but below the range on a per square foot of building area basis as established by the best comparables in this record. Less weight is given the the appellant's comparables due to differences from the subject in construction, age, and/or size. Additionally, the photographs for appellant's comparables #1 through #4 depict buildings less similar to the subject building than the best comparables in this record. Less weight is given to board of review comparable #1 due to its frame construction. 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Lupo I, LLC, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602