



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

APPELLANT: Stephen Shiel
DOCKET NO.: 21-56384.001-R-1
PARCEL NO.: 13-06-115-016-0000

The parties of record before the Property Tax Appeal Board are Stephen Shiel, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. 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 **a reduction** 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: \$13,155
IMPR.: \$49,021
TOTAL: \$62,176

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 dwelling of masonry construction with 3,542 square feet of living area that is approximately 95 years old. Features of the subject include two full baths, a full unfinished basement, central air conditioning, and a 2-car garage. The property has a 6,897 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-06 property¹ under the Cook County Real Property Assessment Classification Ordinance.

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 from .10 to .44 of a mile from the subject and within the same assessment neighborhood code as the subject property. The comparables consist of 2-story, class 2-06

¹ Two-or-more story residence, over 62 years of age, containing from 2,201 to 4,999 square feet of living area.

dwelling of masonry construction ranging in size from 3,125 to 3,939 square feet of living area and ranging in age from 79 to 98 years old. The comparables each feature from one full bath to three full and two half baths. Each comparable also features a full unfinished basement; three comparables have central air conditioning; three comparables each have one fireplace; and each comparable has either a 2-car or a 3.5-car garage. The comparables have improvement assessments that range from \$43,164 to \$50,720 or from \$10.96 to \$14.70 per square foot of living area. The appellant also submitted a brief requesting a reduction in the subject's improvement assessment to \$49,021 or \$13.84 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$69,000. The subject property has an improvement assessment of \$55,845 or \$15.77 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 located within the same "subarea" as the subject and in the same assessment neighborhood code as the subject property. The comparables consist of 2-story, class 2-06 dwellings of masonry, frame or frame and masonry construction ranging in size from 2,828 to 3,683 square feet of living area and ranging in age from 95 to 110 years old. The comparables each feature 2½ or 3½ baths, a full or partial basement, (two finished with formal recreation room), and central air conditioning. Three comparables have one or two fireplaces, and three comparables have either a 1-car, a 2-car, or a 2.5-car garage. The comparables have improvement assessments ranging from \$47,300 to \$64,168 or from \$15.88 to \$18.19 per square foot of living 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of nine equity comparables in support of their positions before the Property Tax Appeal Board. The Board gave less weight to appellant's comparables #1 and #4, along with board of review comparable #2 based on these comparables having significantly differing dwelling sizes relative to the subject dwelling. The Board also gave less weight to board of review comparables #1 and #3 due to having finished basements, dissimilar to the subject's unfinished basement. Finally, the Board gives less weight to board of review comparable #4 due to its lack of a garage which is a feature of the subject property. On this record, the Board finds the best evidence of equity in assessment to be appellant's comparables #2, #3, and #5 which are overall most similar to the subject in location, design, age, dwelling size, basement finish, and other features. The best comparables in the record have improvement assessments ranging from \$48,640 to \$50,720 or from \$14.49 to \$14.70 per square foot of living area. The subject's improvement assessment of \$55,845 or \$15.77 per square foot of living area is above the range established by the best equity comparables in this record both in terms of overall improvement assessment and on a per square foot of living area basis. Based on the

evidence presented in this record, the Board finds that the appellant established by clear and convincing evidence that the subject's improvement is inequitably assessed and, therefore, a reduction in the subject's improvement assessment commensurate with the appellant's request is warranted.

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

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: _____

May 20, 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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