



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

APPELLANT: Asif Master
DOCKET NO.: 21-57141.001-R-1
PARCEL NO.: 13-02-420-018-0000

The parties of record before the Property Tax Appeal Board are Asif Master, the appellant, 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: \$10,500
IMPR.: \$28,675
TOTAL: \$39,175

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 two-story multi-family building of masonry exterior construction containing 2,472 square feet of living area. The dwelling is approximately 92 years old. Features of the property include a slab foundation, two bathrooms, and a two-car garage. The property has a 3,750 square foot site located in Chicago, Jefferson 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 with respect to the improvements as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables composed of two-story class 2-11 properties of masonry or masonry and frame exterior construction that range in size from 2,112 to 2,606 square feet of living area. The buildings range in age from 96 to 107 years old. Three of the comparables have full basements, one comparable has a slab foundation, each property has two bathrooms, and three comparables

have a 2-car garage. Comparable #1 has the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$25,300 to \$26,921 or from \$10.17 to \$12.55 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$26,000. As documentation the appellant submitted copies of the Property Details printouts from the Cook County Assessor's Office for the subject and the comparables from which the descriptive information was obtained.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$39,175. The subject property has an improvement assessment of \$28,675 or \$11.60 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 improved with two-story class 2-11 properties of masonry or frame exterior construction that have either 2,328 or 2,680 square feet of living area. The buildings are 93 or 94 years old. Each property has an unfinished full basement, two bathrooms, and a 1-car or a 2-car garage. The comparables have the same neighborhood code as the subject property. The comparables have improvement assessments that range from \$29,500 to \$31,500 or from \$11.75 to \$13.10 per square foot of living area.

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 record contains eight comparables submitted by the parties to support their respective positions. The properties are improved with multi-family buildings similar to the subject in age and size. Seven of the comparables have unfinished full basements while the subject has a slab foundation, indicating these properties would require downward adjustments to make them more equivalent to the subject property for this feature. Appellant's comparable #2 has a slab foundation, like the subject, but has no garage, unlike the subject, indicating this property would require an upward adjustment to make it more equivalent to the subject property for this characteristic. Board of review comparables #1 and #3 have 1-car garages while the subject has a 2-car garage, indicating that these two comparables would require upward adjustments to make them more equal to the subject for this amenity. The comparables have improvement assessments that range from \$25,300 to \$31,500 or from \$10.17 to \$13.10 per square foot of living area. The subject's improvement assessment of \$28,675 or \$11.60 per square foot of living area falls within the range established by the comparables in this record, demonstrating the subject property is equitably assessed after considering the suggested adjustments.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. 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 all assessed at identical levels, all that the constitution requires is a practical uniformity which exists based on the evidence in this record.

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: June 18, 2024



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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