



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

APPELLANT: VMG Developers LLC
DOCKET NO.: 21-57432.001-R-1
PARCEL NO.: 13-13-327-020-0000

The parties of record before the Property Tax Appeal Board are VMG Developers LLC, the appellant, by attorney Jennifer Truong, of Behrens & Truong LLC, 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: \$23,435
IMPR.: \$43,779
TOTAL: \$67,214

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 3,542 square feet of gross building area and which is approximately 99 years old. Features include a full basement with finished area, 3 bathrooms, central air conditioning, and a two-car garage. The property has a 4,687 square foot site and is 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 concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on nine equity comparables located in the same neighborhood code along with county assessor printouts with additional details concerning the properties. The comparables consist of class 2-11 two-story buildings of masonry exterior construction that range in age from 44 to 118 years old. The

buildings range in size from 3,402 to 3,948 square feet of gross building area. Features include 3 or 3½ bathrooms, with comparable #8 having an additional half-bath. Each comparable has a full basement, eight of which have finished area. Comparable #6 has central air conditioning and comparables #2 through #9 each have either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$24,565 to \$35,315 or from \$7.22 to \$9.04 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$28,761 or \$8.12 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 \$67,214. The subject property has an improvement assessment of \$43,779 or \$12.36 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located in the same neighborhood code as the subject and within ¼ of a mile from the subject. The comparables consist of class 2-11 two-story buildings of masonry exterior construction that range from 96 to 100 years old. The buildings range in size from 3,040 to 3,471 square feet of gross building area. Each comparable has a full basement, two of which have finished area. Features include 3 bathrooms and comparables #1 and #2 each have 2 half-baths. Two comparables have central air conditioning and two comparables have two-car garages. The comparables have improvement assessments ranging from \$39,875 to \$50,250 or from \$12.45 to \$15.50 per square foot of gross building 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 twelve equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #4, #6, #8 and #9, due to differences in age of 10 years or more when compared to the subject building. The Board has given reduced weight to appellant's comparable #2 and #7, each of which are approximately 10% and 11% larger than the subject in gross building area.

The Board finds the best comparables on the record to be the appellant's comparables #3 and #5 along with the board of review comparables, which are each relatively similar to the subject building in age, size, bathroom count, foundation type, finished basement and some features. Three comparables necessitate upward adjustments to account for the lack of central air conditioning which is a feature of the subject and board of review comparable #3 necessitates an upward adjustment for its lack of basement finish. Two comparables are superior to the subject in bathroom count and necessitate downward adjustments to make them more equivalent to the

subject. Two comparables necessitate upward adjustments to account for either the lack of a garage or car capacity when compared to the subject property. The comparables have improvement assessments ranging from \$24,565 to \$50,250 or from \$7.22 to \$15.50 per square foot of gross building area. The subject's improvement assessment of \$43,779 or \$12.36 per square foot of gross building area falls 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 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: _____

February 18, 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

VMG Developers LLC, by attorney:
Jennifer Truong
Behrens & Truong LLC
53 West Jackson Boulevard
Suite 962
Chicago, IL 60604

COUNTY

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