



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

APPELLANT: BEW PROP MGMT LLC
DOCKET NO.: 21-58133.001-R-1
PARCEL NO.: 08-22-204-002-0000

The parties of record before the Property Tax Appeal Board are BEW PROP MGMT LLC, the appellant(s), by attorney Herbert B. Rosenberg, of Rock Fusco & Connelly, 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: \$2,653
IMPR.: \$47,337
TOTAL: \$49,990

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 three-story, multi-unit dwelling of masonry construction with 7,266 square feet of living area. The dwelling is approximately 43 years old. Features of the home include a slab foundation. The property has a 2,527 square foot site and is located in Mount Prospect, Elk Grove 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 as the basis of the appeal. In support of this argument, the appellant submitted information on eight class 2-11 equity comparable properties with varying degrees of similarities to the subject which are located within a 4,480-foot radius of the subject. The improvements ranged: in age from 27 to 46 years; in size from 5,686 to 6,438 square feet of living area; and in improvement assessment from \$3.94 to \$6.44 per square foot of living area. Three of these comparables are located in the same development as the subject while the other five are not. The appellant argued that Pace Realty Group, Inc. v. Property Tax Appeal

Board, 306 Ill.App.3d 718 (2d Dist. 1999) precludes the Board from considering comparables located within the subject's development and which are assessed at the same contested assessment. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$49,990. The subject property has an improvement assessment of \$47,337 or \$6.51 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three class 2-11 equity comparable properties which are located within a ¼-mile radius of the subject. The improvements were 27 or 29 years old, had from 6,276 to 6,432 square feet of living area, and had improvement assessments from \$7.48 to \$8.93 per square foot of living area. All of these comparables were located within the subject's development. Based on this evidence the board of review requested confirmation of the subject's assessment.

In rebuttal, the appellant reaffirmed the evidence previously submitted.

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 appellant relies on an Illinois Appellate Court decision that states:

Although we acknowledge that the [Board] is in the best position to determine what properties are truly comparable, we nonetheless believe that the [Board] errs as a matter of law when it selects as a comparable a parcel of property which has also received the same contested assessment. Conducting uniformity analysis in such a manner will lead to absurd results and will render the assessment appeal process meaningless.

Pace Realty, 306 Ill.App.3d at 728. In the instant appeal, the Board finds that although the board of review's equity comparables were located in the same development as the subject those comparables had not "received the same contested assessment" as the subject. The record shows that the assessments of each of the six comparables from the subject's development varied. As such, the Board finds that Pace Realty does not preclude the Board from considering the board of review's equity comparables in determining whether the subject is equitably assessed.

The Board finds the best evidence of assessment equity to be appellant's comparables #1, #2, #3, #4, and #5 and board of review's comparable #2. Appellant's comparables #1, #2, #3, #4, and #5 were similar to the subject in age, no central air conditioning, and no garage. These

comparables were smaller than the subject in square feet of living area. Two of these comparables had the same number of bathrooms as the subject and had full basements compared to subject's slab foundation. The other three comparables each had six half bathrooms more than the subject but like the subject had no basement. The board of review's comparable #2 was similar to the subject in age, slab foundation, no central air conditioning, and no garage. This comparable was smaller than the subject in square feet of living area and had six half bathrooms more than the subject. These comparable properties were similar to the subject and had improvement assessments that ranged from \$5.80 to \$8.93 per square foot of living area. The subject's improvement assessment of \$6.51 per square foot of living area falls within the range established by the best comparable properties 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

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 17, 2026



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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