



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

APPELLANT: Perfecta Farm Properties, LLC
DOCKET NO.: 21-58469.001-R-1
PARCEL NO.: 06-15-202-020-0000

The parties of record before the Property Tax Appeal Board are Perfecta Farm Properties, LLC, the appellant, by attorney Dora Cornelio, 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: \$25,510
IMPR.: \$39,716
TOTAL: \$65,226

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board 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 two dwellings. Each dwelling is a multi-level home of frame and masonry exterior construction with 2,325 square feet of living area. The dwellings are 49 years old and feature a basement, central air conditioning, a fireplace, and a 2.5-car garage. The property reportedly has an 809,258 square foot site and is located in Elgin, Hanover Township, Cook County. The dwellings are classified as class 2-34 properties 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 five equity comparables located within the subject's assessment neighborhood. The comparables consist of 1-story or 2-story class 2-34 dwellings of frame or masonry exterior construction ranging in size from 1,490 to 2,166 square feet of living area. The homes range in age from 26 to 44 years old.

Each dwelling has central air conditioning, a partial basement with finished area, and a 2-car garage. Two comparables each have a fireplace. The comparables have improvement assessments ranging from \$11,415 to \$14,767 or from \$6.41 to \$7.66 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$37,490 or \$8.06 per square foot of combined living area.

The board of review submitted its "Board of Review Notes on Appeal" for a different property. The appellant reported that the subject property has an improvement assessment of \$39,716 or \$8.54 per square foot of combined living area. The board of review disclosed that each of the subject dwellings has an improvement assessment of \$19,858 or \$8.54 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 .25 of a mile of the subject. The comparables consist of multi-level dwellings of frame exterior construction ranging in size from 1,740 to 2,260 square feet of living area. The homes range from 27 to 32 years old. Each dwelling has a partial basement with finished area and a 2-car or 2.5-car garage. Three comparables each have central air conditioning and a fireplace. Three comparables reportedly have "other improvements," which were not further described. The comparables have improvement assessments ranging from \$15,324 to \$19,903 or from \$8.55 to \$9.07 per square foot of living 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 nine equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellant's comparables #1, #3, #4, and #5, as well as board of review comparable #4, which differ from the subject in dwelling size and/or lack central air conditioning, a feature of the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparable #2 along with board of review comparables #1, #2, and #3, which are similar to the subject in dwelling size and features. These comparables have improvement assessments that range from \$14,767 to \$19,903 or from \$6.82 to \$9.07 per square foot of living area. The subject's improvement assessments of \$19,858 or \$8.54 per square foot of living area fall within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences from 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: _____

November 25, 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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