



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

APPELLANT: Lance Buckert
DOCKET NO.: 22-37127.001-R-1
PARCEL NO.: 14-07-314-002-0000

The parties of record before the Property Tax Appeal Board are Lance Buckert, the appellant, by Donald T. Rubin, attorney-at-law of Golan Christie Taglia LLP 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: \$48,000
IMPR.: \$47,712
TOTAL: \$95,712

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 2022 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 dwelling of frame exterior construction containing 1,988 square feet of living area. The dwelling is approximately 114 years old. Features of the home include a full basement with a formal recreation room,¹ central air conditioning, 2½ bathrooms, and a 2-car garage. The property has a 6,000 square foot site located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on six equity comparables consisting of class 2-05 properties improved with two-story dwellings of frame or

¹ The appellant submitted a copy of the Cook County Assessor's Office property characteristic sheet for the subject property describing the home as having a full basement with a recreation room.

masonry exterior construction that range in size from 1,772 to 2,017 square feet of living area. The dwellings range in age from 106 to 123 years old. Each comparable has a full basement with a recreation room, 2 or 2½ bathrooms, and a 2-car or a 2.5-car garage. Three comparables have central air conditioning, and one comparable has a fireplace. These properties have the same assessment neighborhood code as the subject property and are located from approximately .2 to .8 of a mile from the subject. Their improvement assessments range from \$25,340 to \$37,913 or from \$14.30 to \$19.67 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$34,889.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$95,712. The subject property has an improvement assessment of \$47,712 or \$24.00 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 composed of class 2-05 properties improved with two-story dwellings of frame construction that range in size from 1,546 to 2,120 square feet of living area. The homes range in age from 113 to 131 years old. Each property has a full basement with one having a formal recreation room, central air conditioning, and a two-car garage. The comparables have 2 or 3 full bathrooms and two comparables have an additional 1 or 2 half bathrooms. One comparable also has a fireplace. These properties have the same assessment neighborhood code as the subject and are located in the same block or ¼ of a mile from the subject. Their improvement assessments range from \$39,200 to \$76,200 or from \$25.36 to \$41.73 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 information on ten equity comparables submitted by the parties to support their respective positions. The comparables have the same classification code and assessment neighborhood code as the subject property. The Board gives less weight to appellant's comparables #1, #2, and #6 as well as board of review comparable #2 for differences from the subject dwelling in size. The Board gives less weight to appellant's comparable #3 due to differences from the subject in exterior construction and the lack of central air conditioning. The remaining comparables, appellant's comparables #4 and #5 as well as board of review comparables #1, #3 and #4, are improved with two-story dwellings of frame construction that range in size from 1,826 to 2,120 square feet of living area and in age from 116 to 131 years old. Appellant's comparable #4 and board of review comparable #1 have ½ less bathroom than the subject indicating each would need an upward adjustment to make them more equal to the subject for this difference. Board of review comparables #1 and #3 have unfinished basements whereas the subject has a basement with a recreation room suggesting these two comparables would require upward adjustments to make them more equivalent to the subject for this feature.

Conversely board of review comparable #4 has 1½ more bathrooms than the subject and appellant's comparable #5 as well as board of review comparable #3 each have one fireplace, unlike the subject, necessitating downward adjustments to the comparables to make them more equivalent to the subject for these differences. These five comparables have improvement assessments that range from \$37,800 to \$76,200 or from \$18.74 to \$41.73 per square foot of living area. Board of review comparable #1, with an improvement assessment of \$50,801 or \$26.85 per square foot of living area, is most similar to the subject in location but is slightly smaller than the subject dwelling, has ½ less bathroom than the subject, and has an unfinished basement. The subject's improvement assessment of \$47,712 or \$24.00 per square foot of living area falls within the range established by the best comparables in this record and is well supported by the comparable most similar to the subject in location. Based on this record, after considering the suggested adjustments to the comparables to make them more equivalent to the subject property, 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

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