



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

APPELLANT: CSS CAPITAL LLC
DOCKET NO.: 22-38420.001-R-1
PARCEL NO.: 13-34-400-010-0000

The parties of record before the Property Tax Appeal Board are CSS CAPITAL LLC, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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 **A Reduction** 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: \$7,620
IMPR.: \$17,943
TOTAL: \$25,563

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 consists of a two-story multi-family building of masonry exterior construction with 2,386 square feet of gross building area and which is approximately 98 years old. Features include a full unfinished basement, 2 bathrooms, and a two-car garage. The property has a 3,810 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 three equity comparables located in the same neighborhood code and up to more than a mile from the subject. The evidence included county assessor printouts with additional details concerning the properties. The comparables consist of class 2-11 two-story or three-story buildings of frame or

masonry exterior construction that are 115 or 124 years old. The buildings range in size from 2,088 to 2,512 square feet of gross building area. Features include 2 or 3 bathrooms, a full basement, and a two-car garage. The comparables have improvement assessments ranging from \$16,250 to \$18,968 or from \$7.23 to \$7.78 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$17,943 or \$7.52 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant supplied a copy of the Final Decision issued by the Cook County Board of Review disclosing a total assessment for the subject property of \$32,003. The appellant further disclosed that the subject property has an improvement assessment of \$24,380 or \$10.22 per square foot of gross building area.

In response to this appeal, the board of review referenced the subject property as a 64-year-old class 2-12 two-story masonry dwelling with parcel number 13-29-128-034-0000. The Property Tax Appeal Board finds the data submitted is unresponsive to this appeal. Nevertheless, 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant submitted three equity comparables to support their position before the Property Tax Appeal Board. The board of review provided no data responsive to the appeal of the subject property. On this limited record, the Board has given reduced weight to the appellant's comparable #3, due to the difference in building size of approximately 12% when compared to the subject.

The Board finds the best comparables on the record to be appellant's comparables #1 and #2, which are each more similar to the subject building in size, foundation type, and/or some features. Appellant's comparable #2 necessitates adjustment for an additional bathroom and differing story height when compared to the subject. The best comparables on this limited record have improvement assessments of \$16,750 and \$18,968 or of \$7.23 and \$7.55 per square foot of gross building area, respectively. The subject's improvement assessment of \$24,380 or \$10.22 per square foot of gross building area falls above the best comparables in this record both in terms of overall improvement assessment and on a per-square-foot of gross building area basis.

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 demonstrate with clear and convincing evidence that the subject's improvement was inequitably

assessed and a reduction in the subject's assessment commensurate with the appellant's request is 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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