



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

APPELLANT: Danny Kravitz
DOCKET NO.: 22-47673.001-R-1
PARCEL NO.: 20-15-305-005-0000

The parties of record before the Property Tax Appeal Board are Danny Kravitz, 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 **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: \$28,175
IMPR.: \$10,004
TOTAL: \$38,179

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 three-story multi-family building of masonry exterior construction with 8,478 square feet of gross building area. The building is approximately 117 years old. Features of the building include a full unfinished basement and six full bathrooms. The property has an 8,050 square foot site and is located in Chicago, Hyde Park 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 three equity comparables that have the same assessment neighborhood code and property classification code as the subject and are located approximately .4 of a mile from the subject property. The comparables have sites that range in size from 7,228 to 8,950 square feet of land area. The comparables are improved with three-

story multi-family buildings of masonry exterior construction ranging in size from 8,466 to 8,652 square feet of gross building area. The buildings are from 115 to 125 years old. The comparables each have a full basement. No data was provided by the appellant concerning basement finish, if any, for the comparables. Each comparable has six full bathrooms and two comparables each have either a two-car or a three-car garage. The comparables have land assessments that range from \$27,048 to \$31,325 or \$3.50 per square foot of land area and improvement assessments that range from \$9,028 to \$9,313 or from \$1.05 to \$1.10 per square foot of gross building area. Based on this evidence, the appellant requested a reduction in the subject's total assessment.¹

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$38,179. The subject property has a land assessment of \$28,175 or \$3.50 per square foot of land area and an improvement assessment of \$10,004 or \$1.18 per square foot of gross building area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that have the same assessment neighborhood code and property classification code as the subject. The comparables are located within the same block as the subject, approximately ¼ of a mile from the subject property or within the subject's subarea, one of which is also located along the same street as the subject. The comparables have sites that range in size from 6,800 to 8,849 square feet of land area. The comparables are improved with three-story multi-family buildings of masonry exterior construction ranging in size from 8,016 to 9,153 square feet of gross building area. The buildings are from 113 to 126 years old. The buildings each have a full basement, one of which is finished with an apartment. Each comparable has six full bathrooms, one comparable has six additional half bathrooms, two comparables have central air conditioning and one comparables has a two-car garage. The comparables have land assessments that range from \$23,800 to \$30,972 or \$3.50 per square feet of land area and improvement assessments that range from \$10,029 to \$14,200 or from \$1.16 to \$1.55 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.

¹ In section 2c(2) of the Residential Appeal petition, the appellant requested a land assessment of \$14,021 and an improvement assessment of \$23,225, which differs from the requested land assessment of \$28,175 and reduced improvement assessment of \$9,071 as depicted in the supplemental addendum provided by the appellant

The parties submitted seven comparable properties for the Board's consideration. With respect to the subject's land assessment, the Board finds all the comparables have sites that are similar in size to the subject and have land assessments that are equal to the subject's land assessment of \$3.50 per square foot of land area. Therefore, the Board finds the subject's land is equitably assessed and no reduction in the subject's land assessment is warranted.

With respect to the subject's improvement assessment, the Board has given less weight to the appellant's comparables #1 and #2, along with board of review comparables #2, #3 and #4 due to their garage or central air conditioning features, neither of which are features of the subject. Additionally, board of review comparable #2 has a basement apartment, unlike the subject.

The Board finds the appellant's comparable #3 and board of review comparable #1 have the same assessment neighborhood code and property classification code as the subject. These two comparables are relatively similar to the subject building in size, design, age and most features. The comparables have improvement assessments of \$9,313 and \$14,200 or \$1.10 and \$1.55 per square foot of gross building area, respectively. The subject's improvement assessment of \$10,004 or \$1.18 per square foot of gross building area is bracketed by the two best comparables in the record. 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. 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 presented.

Based on this record, the Board finds 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

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: _____

August 19, 2025

Clerk of the Property Tax Appeal Board

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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