



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

APPELLANT: Marisa Renteria
DOCKET NO.: 22-49433.001-R-1
PARCEL NO.: 19-18-207-047-0000

The parties of record before the Property Tax Appeal Board are Marisa Renteria, the appellant, by Robert Rosenfeld, attorney-at-law of Robert H. Rosenfeld & Associates, LLC in Northbrook, 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: \$5,066
IMPR.: \$32,292
TOTAL: \$37,358

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 masonry exterior construction with 2,392 square feet of living area. The dwelling is approximately 8 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, one fireplace, three bathrooms, and a 2½-car garage. The property has a 4,053 square foot site located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables composed of class 2-78 properties improved with two-story dwellings of masonry exterior construction that range in size from 2,265 to 2,474 square feet of living area. The dwellings range in age from 18 to 22 years old. Each comparable has a full or partial basement,

central air conditioning, 2½ or 3½ bathrooms and a 2-car garage. Three comparables each have one fireplace. The comparables have the same assessment neighborhood code as the subject property and are located from .1 to 1.2 miles from the subject property. Their improvement assessments range from \$25,525 to \$28,141 or from \$10.32 to \$12.30 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$27,460.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$37,358. The subject property has an improvement assessment of \$32,292 or \$13.50 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables composed of class 2-34 properties improved with multi-level dwellings of masonry or frame and masonry exterior construction that range in size from 2,011 to 2,125 square feet of living area. The homes range in age from 27 to 45 years old. Each comparable has a partial basement with a formal recreation room, one fireplace, 1½ or 2 bathrooms, and a 2-car garage. Two comparables have central air conditioning. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$29,050 to \$30,774 or from \$13.79 to \$15.30 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 seven assessment equity comparables submitted by the parties to support their respective positions. The Board gives little weight to the board of review comparables due to differences from the subject dwelling in style, size, and age. The Board finds the appellant's comparables are more similar to the subject dwelling in style and size than are the board of review comparables. The Board finds, however, the appellant's comparables are from 10 to 14 years older than the subject property, three have ½ less bathroom than the subject property, each has a smaller garage than the subject, and one has no fireplace, a feature of the subject property, necessitating upward adjustments to the comparables to make them more equivalent to the subject for these dissimilarities. Additionally, the appellant failed to disclose that the comparables have finished basement area like the subject property suggesting the comparables may require upward adjustments to make them more equivalent to the subject for this feature. Conversely, appellant's comparable #3 has an additional ½ bathroom than the subject requiring a downward adjustment. The appellant's comparables have improvement assessments that range from \$25,525 to \$28,141 or from \$10.32 to \$12.30 per square foot of living area. The subject's improvement assessment of \$32,292 or \$13.50 per square foot of living area falls above the range established by the appellant's comparables but appears appropriate when considering the needed upward adjustments to the comparables for their inferior age and features in relation to the subject property. After considering the appropriate

adjustments to the most similar comparables in the record in terms of size and style, the Board finds the subject's improvement assessment is correct. 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



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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