



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

APPELLANT: CTLTC 008002368090
DOCKET NO.: 23-21161.001-R-1
PARCEL NO.: 10-36-318-021-0000

The parties of record before the Property Tax Appeal Board are CTLTC 008002368090, 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: \$8,250
IMPR.: \$36,157
TOTAL: \$44,407

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 2023 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 3-story multi-family building of masonry exterior construction with 4,284 square feet of building area. The building is approximately 93 years old. Features of the property include full basement, three full baths and four half baths. The property has a 4,125 square foot site and is located in Chicago, Rogers 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 with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables, one with the same assessment neighborhood code as the subject and are located

from .2 of a mile to 1.1 miles from the subject.¹ The comparables are class 2-11 properties improved with 2-story multi-family buildings of masonry exterior construction ranging in size from 4,202 to 4,492 square feet of building area. The buildings are 68 to 99 years old and have full basements. Each comparable has three full baths and one comparable has two half baths. Two comparables each have a 2-car garage. The comparables have improvement assessments that range from \$29,750 to \$31,575 or from \$6.83 to \$7.20 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,407. The subject property has an improvement assessment of \$36,157 or \$8.44 per square foot of building area.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject property and are located on the same block and street as the subject.² The comparables are class 2-11 properties improved with 3-story multi-family buildings of masonry exterior construction ranging in size from 4,395 to 4,647 square feet of building area. The buildings are 68 to 93 years old and have full basements, two with finished area. One comparable has central air conditioning. Each comparable has two to four full baths and one comparable has three half baths. Three comparables each have a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$37,094 to \$42,750 or from \$8.44 to \$9.20 per square foot of building area. Based on this evidence, the board of review requests 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 record contains seven suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #4 which are less similar to the subject in location, story height, age, and/or central air conditioning.

¹ The appellant's comparables #2 and #3 have property index numbers (PINs) beginning with 11-31 indicating the properties are located in section 31 of the township, whereas the subject's PIN beginning with 10-36 indicates the subject is located in section 36.

² The board of review comparables have PINs that begin with 10-36, indicating the properties are located in section 36 of the township, like the subject.

The Board finds the best evidence of equity to be board of review comparables #1, #2 and #3 which overall are more similar to the subject in location, age, building size and most features. However, the comparables have garages suggesting downward adjustments are necessary to make them more equivalent to the subject. These comparables have improvement assessments ranging from \$37,094 to \$40,750 or from \$8.44 to \$9.05 per square foot of building area. The subject's improvement assessment of \$36,157 or \$8.44 per square foot of building area is below the range established by the best comparables in this record on an overall basis and at the low end of the range on a per square foot basis. After considering adjustments to the best comparables for differences when compared to 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: June 16, 2026



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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