



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

APPELLANT: Amy McCarty  
DOCKET NO.: 23-25273.001-R-1  
PARCEL NO.: 11-29-314-002-0000

The parties of record before the Property Tax Appeal Board are Amy McCarty, the appellant, by attorney Abby L. Strauss, of Schiller Law 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:** \$13,500  
**IMPR.:** \$47,658  
**TOTAL:** \$61,158

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 2-story multi-family building of masonry exterior construction with 4,636 square feet of building area. The building is approximately 112 years old. Features of the property include a full basement, two fireplaces and a 2-car garage. The property has a 7,500 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 six equity comparables with the same assessment neighborhood code as the subject and are located from .7 of a mile to 1.72 miles from the subject. The comparables are class 2-11 properties improved with 2-story or 3-story multi-family buildings of masonry, frame or stucco exterior construction

ranging in size from 4,526 to 5,046 square feet of building area. The buildings are 90 to 145 years old and have full basements. One comparable has central air conditioning and one fireplace. Five comparables each have a 2-car to a 4-car garage. The comparables have improvement assessments that range from \$27,013 to \$44,575 or from \$5.65 to \$9.39 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 \$61,158. The subject property has an improvement assessment of \$47,658 or \$10.28 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, two of which are located on the same block or ¼ of a mile from the subject. The comparables are class 2-11 properties improved with 2-story or 3-story multi-family buildings of masonry exterior construction ranging in size from 3,840 to 5,418 square feet of building area. The buildings are 95 to 109 years old and have full unfinished basements. One comparable has central air conditioning. Each comparable has a 1-car, 2-car or 3-car garage. The comparables have improvement assessments that range from \$39,552 to \$56,872 or from \$10.30 to \$10.69 per square foot of building area. Based on this evidence, the board of review requests confirmation of the subject's assessment.

In rebuttal the appellant noted the differences in building size between the subject and board of review comparables #2, #3 and #4.

### **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 ten suggested equity comparables for the Board's consideration. The Board gives less weight to appellant's comparables #1 through #4 and #6 as well as board of review comparables #2, #3 and #4 which are less similar to the subject in location, building size and/or garage amenity.

The Board finds the best evidence of equity to be appellant's comparable #5 and board of review comparable #1 which overall are more similar to the subject in location, age, building size and most features. These comparables have improvement assessments of \$42,047 and \$44,200 or \$9.29 and \$10.69 per square foot of building area. The subject's improvement assessment of \$47,658 or \$10.28 per square foot of building area is bracketed by the two best comparables on a per square foot basis but higher on an overall basis which is logical due to subject's larger

building size. 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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