



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

APPELLANT: Fletcher II LLC
DOCKET NO.: 23-32657.001-R-1
PARCEL NO.: 14-29-206-015-0000

The parties of record before the Property Tax Appeal Board are Fletcher II LLC, the appellant, by Dora Cornelio, attorney-at-law of Schmidt Salzman & Moran, Ltd. 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: \$43,125
IMPR.: \$59,875
TOTAL: \$103,000

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 is improved with a three-story multi-family building of masonry exterior construction that contains 4,526 square feet of building area that is approximately 120 years old. Features of the property include a full basement with finished area, central air conditioning, three fireplaces, four bathrooms, and a 2-car garage. The property has a 2,875 square foot site located in Chicago, Lake View Township, Cook County. The subject is a class 2-11 apartment building under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables consisting of class 2-11 properties improved with 2-story or 3-story multi-family buildings of frame or masonry exterior construction that range in size from 4,211 to 4,720 square feet of building area. The comparables are 101 to 135 years old. Each comparable has a full

basement finished with either an apartment or a recreation room. The comparables have 3, 4 or 5 bathrooms. Three comparables have central air conditioning, two comparables have one or two fireplaces, and three comparables each have a 2-car garage. The comparables have the same neighborhood code as the subject but the appellant indicated the proximity of the comparables to the subject was "unknown." These properties have improvement assessments ranging from \$27,500 to \$43,875 or from \$6.53 to \$10.29 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$36,570.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$103,000. The subject property has an improvement assessment of \$59,875 or \$13.23 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 composed of class 2-11 properties improved with three-story multi-family buildings of masonry exterior construction that range in size from 3,807 to 4,335 square feet of building area. The buildings range in age from 117 to 130 years old. Each comparable has a full or partial basement with two having finished area, and a 1-car or 2-car garage. The comparables have 2½, 3 or 4 bathrooms. Two comparables have central air conditioning. The comparables have the same neighborhood code as the subject and are located in the same block or ¼ of a mile from the subject property. The comparables have improvement assessments ranging from \$56,875 to \$65,632 or from \$13.77 to \$15.14 per square foot of building 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 parties submitted information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review that are similar to the subject in location, exterior construction, and style. The board of review comparables have varying degrees of similarity to the subject in size and features that require adjustments to make them more equivalent to the subject property. Each comparable is smaller than the subject indicating upward adjustments for size would be appropriate. Two comparables have fewer bathrooms than the subject, two comparables have no central air conditioning which is a feature of the subject, two comparables have smaller garages than the subject, and none of the comparables have a fireplace whereas the subject has three fireplaces, indicating that upward adjustments to the comparables would be appropriate to make them more equivalent to the subject for these differences. The board of review comparables have improvement assessments that range from \$56,875 to \$65,632 or from \$13.77 to \$15.14 per square foot of building area. The subject's improvement assessment of \$59,875 or \$13.23 per square foot of building area falls within the range of the total improvement assessments but is

below the range on a per square foot basis as established by the best comparables in this record. Less weight is given to the appellant's comparables as the appellant did not provide any information pertaining to the proximity of the comparables to the subject in location, differences from the subject in style, and/or differences from the subject in exterior construction. 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:

May 19, 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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