



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

APPELLANT: 2545 Springfield, LLC
DOCKET NO.: 23-41375.001-R-1
PARCEL NO.: 13-26-317-040-0000

The parties of record before the Property Tax Appeal Board are 2545 Springfield, LLC, the appellant, by Brian P. Liston, attorney-at-law 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: \$24,062
IMPR.: \$54,979
TOTAL: \$79,041

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 two-story multi-family building of masonry exterior construction that contains 5,457 square feet of building area. The building is approximately 112 years old. Features of the property include six units, a full basement, and six bathrooms. The property has a 6,875 square foot site located in Chicago, Jefferson Township, Cook County. The subject property 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 three equity comparables composed of class 2-11 properties improved with two-story or three-story buildings of masonry exterior construction that range in size from 6,208 to 7,824 square feet of building area. The buildings range in age from 96 to 109 years old. Each comparable has six units and a

full basement. Each comparable has six full bathrooms and one comparable has an additional four half bathrooms. Two comparables have either a 2-car or 3-car garage. These properties are located from .9 of a mile to 1.4 miles from the subject property. The comparables have improvement assessments that range from \$44,250 to \$48,250 or from \$6.16 to \$7.39 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to \$37,599.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$79,041. The subject property has an improvement assessment of \$54,979 or \$10.07 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 consisting of class 2-11 properties improved with two-story or three-story multi-family buildings of masonry exterior construction that range in size from 5,212 to 5,973 square feet of building area. The buildings are from 96 to 108 years old. Each property has a full basement with three being finished with an apartment, three or four bathrooms, and a 1-car or 2-car garage. These properties have the same assessment neighborhood code as the subject property and are located ¼ of a mile from the subject property. Their improvement assessments range from \$59,459 to \$74,625 or from \$10.45 to \$14.32 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 Board finds the best evidence of assessment equity to be the board of review comparables that are more similar to the subject property in location and building size than are the comparables submitted by the appellant. Each of these properties has a garage, unlike the subject property, suggesting downward adjustments would be appropriate to make them more equivalent to the subject for this difference. The board of review comparables have improvement assessments that range from \$59,459 to \$74,625 or from \$10.45 to \$14.32 per square foot of building area. Board of review comparable #4 is most similar to the subject in style and age with an improvement assessment of \$59,459 or \$10.45 per square foot of building area. The subject's improvement assessment of \$54,979 or \$10.07 per square foot of building area falls below the range established by the best comparables in this record and is well support by the overall best comparable in this record. Based on this record, after considering the appropriate adjustments to the best comparables, 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 17, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

2545 Springfield, LLC, by attorney:
Brian P. Liston
Law Offices of Liston & Tsantilis, P.C.
200 S. Wacker Drive
Suite 820
Chicago, IL 60606

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602