



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

APPELLANT: Gary Briggs
DOCKET NO.: 23-43752.001-R-1
PARCEL NO.: 13-14-316-020-0000

The parties of record before the Property Tax Appeal Board are Gary Briggs, 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: \$17,280
IMPR.: \$27,409
TOTAL: \$44,689

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 apartment building of masonry exterior construction with 3,826 square feet of gross building area. The building is 102 years old. Features of the building include a concrete slab foundation and a 1-car garage. The property has a 3,456 square foot site and is located in Chicago, Jefferson 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 located from .4 of a mile to 1.2 miles from the subject, two of which are within the subject's assessment neighborhood. The comparables consist of 2-story class 2-11 buildings of masonry exterior construction ranging in size from 3,226 to 4,428 square feet of gross building

area. The buildings range in age from 100 to 112 years old. Each building has a full or partial basement and a 2-car garage. One comparable has two fireplaces. The comparables have improvement assessments ranging from \$16,915 to \$29,927 or from \$4.74 to \$6.76 per square foot of gross building area. Based on this evidence, the appellant requested a reduced improvement assessment of \$21,923 or \$5.73 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,689. The subject property has an improvement assessment of \$27,409 or \$7.16 per square foot of gross building area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables located within the subject's assessment neighborhood. The comparables consist of 2-story or 3-story class 2-11 buildings of frame or masonry exterior construction ranging in size from 1,280 to 8,529 square feet of gross building area. The buildings are 10 to 116 years old. Each building has a 1.5-car, 2-car, or 4-car garage. Two comparables each have a full basement, one of which has finished area, and two comparables have either a crawl-space or concrete slab foundation. Two comparables have central air conditioning. The comparables have improvement assessments ranging from \$11,913 to \$95,738 or from \$9.31 to \$11.22 per square foot of gross building area. Based on this evidence, the board of review requested 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 parties submitted a total of seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board finds the comparables are not truly similar to the subject due to differences in foundation. Nevertheless, the Board has given reduced weight to the appellant's comparable #2, which is located more than one mile from the subject, and the comparables submitted by the board of review, which differ from the subject in age, design, building size, and/or feature central air conditioning unlike the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #3, which are similar to the subject in age, design, location, building size, and some features. These comparables have improvement assessments of \$16,915 and \$29,927 or \$4.74 and \$6.76 per square foot of gross building area. The subject's improvement assessment of \$27,409 or \$7.16 per square foot of living area is bracketed by the two best comparables in this record overall and is slightly above the two best comparables on a per-square-foot basis. Based on this record, and after considering adjustments to the best comparables for differences to the subject, including economies of scale, 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:

March 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

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