



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

APPELLANT: First Key Homes, LLC
DOCKET NO.: 23-47324.001-R-1
PARCEL NO.: 25-17-112-014-0000

The parties of record before the Property Tax Appeal Board are First Key Homes, LLC, 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: \$3,861
IMPR.: \$17,138
TOTAL: \$20,999

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 one-story dwelling of masonry exterior construction with 1,225 square feet of living area. The dwelling is approximately 97 years old. The property features a full basement and one bathroom. The property has a 3,861 square foot site and is located in Chicago, Lake Township, Cook County. The subject is classified as a class 2-03 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 that have the same assessment neighborhood code as the subject and are located from .3 to .98 of a mile from the subject property. The comparables are class 2-03 properties improved with one-story or one and one-half-story dwellings of masonry exterior construction ranging in size from 1,003 to 1,565 square feet of living area. The dwellings range in age from

51 to 104 years old. Comparable #1 has a concrete slab foundation and five comparables each have a full basement. Each comparable has one bathroom. Comparable #1 has central air conditioning and five comparables each have from a one-car to a two-car garage. The comparables have improvement assessments that range from \$2,527 to \$9,253 or from \$2.52 to \$5.91 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$4,740 or \$3.87 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$20,999. The subject property has an improvement assessment of \$17,138 or \$13.99 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables that have the same assessment neighborhood code as the subject and are located within the same block as the subject property, three of which are also along the same street. The comparables are class 2-03 properties improved with one-story dwellings of masonry exterior construction with 1,019 or 1,225 square feet of living area. The dwellings are each 98 years old. The comparables each have a full basement, one of which has finished area. Each comparable has one bathroom. Comparable #3 has central air conditioning and three comparables each have a one-car garage. The comparables have improvement assessments ranging from \$15,625 to \$18,337 or from \$14.61 to \$15.33 per square foot of living 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 ten comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables due to differences from the subject dwelling in size and/or age. Additionally, the appellant's comparable #1 differs from the subject in story height, foundation and central air conditioning. The Board has given reduced weight to board of review comparable #2 due to its smaller dwelling size, when compared to the subject and board of review comparable #3 which has basement finish and central air conditioning, neither of which are features of the subject.

The Board finds board of review comparables #1 and #4 are identical the subject in dwelling size and design and are also more similar to the subject in location and age. However, both comparables each have a garage, unlike the subject, suggesting downward adjustments would be required to make the comparables more equivalent to the subject. The comparables have improvement assessments of \$17,356 and \$17,892 or \$14.17 and \$14.61 per square foot of living area. The subject's improvement assessment of \$17,138 or \$13.99 per square foot of living area

falls below the two best comparables in the record, which appears to be logical given the subject's lack of a garage. Based on this record and after considering adjustments to the best comparables for differences from 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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