



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

APPELLANT: 3712-14-16 N Halsted LLC
DOCKET NO.: 23-56210.001-R-1 through 23-56210.003-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are 3712-14-16 N Halsted LLC, the appellant, by attorney Dora Cornelio, 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 **A Reduction** 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
23-56210.001-R-1	14-20-223-026-0000	44,625	9,034	\$53,659
23-56210.002-R-1	14-20-223-027-0000	44,625	62,529	\$107,154
23-56210.003-R-1	14-20-223-028-0000	37,125	70,028	\$107,153

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a final administrative decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 mixed-use building of masonry exterior construction with 11,193 square feet of building area. The building is approximately 34 years old.¹ Features of the home include a basement and central air conditioning. The property has a combined 8,425 square foot site and is located in Chicago, Lake View Township, Cook County. The subject is classified as a class 2-12 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity

¹ The parties differ regarding the subject's age. The Board finds the best evidence of age is found in the board of review's evidence, which was not refuted by the appellant.

comparables located within the same assessment neighborhood code as the subject. The comparables are improved with 2-story or 3-story mixed-use buildings ranging in size from 8,400 to 11,634 square feet of building area. The buildings are from 96 to 129 years old. Each comparable has a basement, one of which is finished with an apartment, and four comparables have central air conditioning. The comparables have improvement assessments ranging from \$61,126 to \$123,856 or from \$5.54 to \$11.71 per square foot of building area.

The appellant reported the subject has a combined assessment of \$297,373 and a combined improvement assessment of \$170,998 or \$15.28 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$141,591.

The board of review submitted its "Board of Review Notes on Appeal" for one of the subject parcels. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables located within the same assessment neighborhood code as the subject, two of which are 0.25 of a mile from the subject. The comparables are improved with 3-story mixed-use buildings ranging in size from 7,308 to 11,656 square feet of building area. The buildings are from 15 to 104 years old. Each comparable has central air conditioning. Three comparables have a basement, two of which are finished with an apartment, and two comparables have a 1-car or a 3-car garage. The comparables have improvement assessments ranging from \$112,599 to \$399,680 or from \$13.54 to \$43.68 per square foot of building area. Based on this evidence, the board of review requested the subject's assessment be sustained.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of nine equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #2 and #4 and the board of review's comparables #1 and #3, due to substantial differences from the subject in building size, central air conditioning amenity, and/or foundation type. The Board gives less weight to the appellant's comparable #1, which has a considerably lower improvement assessment than the other comparables, and to the board of review's comparable #2, which has a considerably higher improvement assessment than the other comparables, suggesting these comparables are outliers.

The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #5 and the board of review comparable #4, which are more similar to the subject in building size and most features and are located within the same assessment neighborhood code as the subject, although these comparables vary in similarity to the subject in age and two comparables have finished basement area unlike the subject, suggesting adjustments to these comparables would be

needed to make them more equivalent to the subject. These comparables have improvement assessments that range from \$122,945 to \$144,695 or from \$10.65 to \$14.32 per square foot of building area. The subject's combined improvement assessment of \$170,998 or \$15.28 per square foot of building area falls above the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellant's request is 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

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

3712-14-16 N Halsted LLC, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

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