FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Soda Pop Lofts LP
DOCKET NO.: 24-26603.001-R-1
PARCEL NO.: 17-21-304-046-0000

The parties of record before the Property Tax Appeal Board are Soda Pop Lofts LP, the appellant, by Michael R. Davies, attorney-at-law of Ryan Law, PLLC 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:	$8,603
IMPR.:	$56,398
TOTAL:	$65,001

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 2024 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 frame construction that contains 4,290 square feet of building area. The building is approximately 142 years old. Features of the property include a slab foundation, three bathrooms and a one-car garage. The property has a 2,325 square foot site located in Chicago, West Chicago 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 composed of class 2-11 properties improved with two-story or three-story multi-family buildings of frame or masonry exterior construction that range in size from 4,219 to 4,893 square feet of living area. The homes are from 124 to 136 years old. Four comparables have full

basements, one comparable has a slab foundation, two comparables have 2-car garages, and each comparable has two or three bathrooms. These properties have the same neighborhood code as the subject property and are located from 1.29 to 2.71 miles from the subject. The comparables have improvement assessments ranging from $40,768 to $46,900 or from $9.59 to $10.03 per square foot of building area. The appellant requested the subject's improvement assessment be reduced to $42,042.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $65,001. The subject property has an improvement assessment of $56,398 or $13.15 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 two-story multi-family buildings of frame construction that range in size from 3,500 to 4,336 square feet of building area and are 137 to 146 years old. Three comparables have slab foundations, one comparable has central air conditioning and one comparable has a one car garage. The comparables have three, four or six bathrooms. The comparables have the same neighborhood code as the subject property and are in the same block or ¼ of a mile from the subject property. The comparables have improvement assessments ranging from $46,586 to $61,918 or from $13.31 to $14.28 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 board of review comparables #1, #2 and #4 that are most similar to the subject in location, construction and type of foundation. These comparables are of frame construction, have slab foundations, range in size from 3,609 to 4,336 square feet of building area and are located within ¼ of a mile from the subject property. Comparable #4 has three more bathrooms than the subject and central air conditioning, unlike the subject, and would require downward adjustments to make the property more equivalent to the subject property. These three comparables have improvement assessments that range from $48,398 to $61,918 or from $13.41 to $14.28 per square foot of building area. The subject's improvement assessment of $56,398 or $13.15 per square foot of building area falls within the range of the total improvement assessments and is below the range on a per square foot of building area basis as established by the best comparables in this record. Less weight is given the comparables submitted by the board of review due to differences in location, exterior construction, style and/or foundation. Less weight is given board of review comparable #3 due to differences from the subject in foundation. 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:

C E R T I F I C A T I O N

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: October 20, 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 9-215 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

Soda Pop Lofts LP, by attorney:
Michael R. Davies
Ryan Law, PLLC
227 West Monroe Street
Suite 4200
Chicago, IL 60606

COUNTY

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