FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: 3119 W Belden Ave LLC
DOCKET NO.: 24-32184.001-R-1
PARCEL NO.: 13-36-106-013-0000

The parties of record before the Property Tax Appeal Board are 3119 W Belden Ave LLC, the appellant, by attorney David R. Bass, of Field and Goldberg, LLC 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:

LAND:	$19,740
IMPR.:	$51,760
TOTAL:	$71,500

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 consists of a 3-story, multi-family building of masonry exterior construction with 2,544 square feet of gross building area.[1] The building is approximately 127 years old. Features include full basement finished with an apartment and central air conditioning. The property has a 3,525 square foot site and is located in Chicago, West Chicago 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 five equity comparables located within the subject's assessment neighborhood. The comparables are

[1] The best description of the subject property was gleaned from the evidence presented by the board of review, which was unrefuted by the appellant.

improved with 1.5-story or 2-story, class 2-11 multi-family buildings of frame exterior construction ranging in size from 2,176 to 2,812 square feet of gross building area. The buildings are either 133 or 134 years old. Two comparables each have a 2-car garage. The comparables have improvement assessments ranging from $35,260 to $46,260 or from $16.20 to $17.12 per square foot of gross building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $81,686. The subject property has an improvement assessment of $61,946 or $24.35 per square foot of gross building area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located within the subject's assessment neighborhood. The comparables are improved with 2-story or 3-story, class 2-11 multi-family buildings of masonry exterior construction ranging from 2,543 to 3,000 square feet of gross building area. The buildings are from 113 to 136 years old. Two comparables each have a full basement, one of which is finished with an apartment, and one comparable has a slab foundation. Each comparable has central air conditioning. One comparable has a 2-car garage. The comparables have improvement assessments ranging from $51,954 to $75,000 or from $20.43 to $25.00 per square foot of gross building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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). Based on the evidence in this record, the Board finds a reduction in the subject's assessment is warranted.

The parties submitted eight suggested equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables and board of review comparable #2 due to differences when compared to the subject in dwelling size, foundation type, central air conditioning, and/or garage amenity.

The Board finds the best evidence of assessment equity to be board of review comparables #1 and #3 which are overall more similar to the subject in location, classification, age, dwelling size, foundation, and other features. The two best comparables have improvement assessments of $51,954 and $58,996 or $20.43 and $22.03 per square foot of gross building area, respectively. The subject's improvement assessment of $61,946 or $24.35 per square foot of gross building area falls above the two best comparables in this record and appears to be excessive. After considering the necessary adjustments to the two best comparables for differences when compared to the subject, the Board finds that the subject's improvement was inequitably assessed and a reduction in the subject's assessment 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

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: November 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 9-215 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

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