FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Steve Rogers
DOCKET NO.: 24-34391.001-R-1
PARCEL NO.: 14-20-215-006-0000

The parties of record before the Property Tax Appeal Board are Steve Rogers, 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 ***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:	$53,010
IMPR.:	$44,490
TOTAL:	$97,500

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 2-story, multi-family building of masonry exterior construction with 3,884 square feet of gross building area. The building is approximately 130 years old and features a full basement.[1] The property has a 2,850 square foot site and is located in Chicago, Lake View 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 six equity comparables located within the subject's assessment neighborhood. The comparables are improved with 3-story, class 2-11 multi-family buildings of masonry exterior construction

[1] The board of review disclosed that the subject has an unfinished full basement, which was unrefuted by the appellant.

ranging in size from 3,735 to 4,400 square feet of gross building area. The buildings are from 115 to 135 years old. Each comparable has a full basement. The comparables have improvement assessments ranging from $37,001 to $50,003 or from $9.40 to $11.60 per square foot of gross building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to $41,403.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of $118,000. The subject property has an improvement assessment of $64,990 or $16.73 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 are improved with 2-story, class 2-11 multi-family buildings of frame or masonry exterior construction ranging in size from 2,872 to 3,100 square feet of gross building area. The buildings are from 110 to 134 years old. Each comparable has a full basement. One comparable has central air conditioning. Three comparables each have a 2-car garage. The comparables have improvement assessments ranging from $48,394 to $78,000 or from $16.85 to $25.25 per square foot of gross building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

In written rebuttal, the appellant's counsel pointed out differences in living area (building size) and exterior construction type between the subject property and the board of review comparables.

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

The parties submitted ten suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #5, as well as the board of review comparables, which are less similar to the subject in dwelling size than the other comparables in this record. Further, three of the board of review comparables present additional differences when compared to the subject in central air conditioning and/or garage amenity.

The Board finds the best evidence of assessment equity to be the appellant's comparables #2, #3, #4, and #6 which are overall more similar to the subject in location, classification, age, size, and features. The comparables have improvement assessments ranging from $37,001 to $45,501 or from $9.89 to $11.60 per square foot of gross building area. The subject's improvement assessment of $64,990 or $16.73 per square foot of gross building area falls above the range established by the best comparables in this record and appears to be excessive. After considering

adjustments to the 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Steve Rogers, by attorney:
Abby L. Strauss
Schiller Law P.C.
33 North Dearborn
Suite 1130
Chicago, IL 60602

COUNTY

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