FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Scot G. Steuber
DOCKET NO.: 24-38489.001-C-1
PARCEL NO.: 24-13-426-020-0000

The parties of record before the Property Tax Appeal Board are Scot G. Steuber, the appellant(s), by attorney John P. Fitzgerald, of Fitzgerald Law Group, P.C. in Burr Ridge; 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:	$43,513
IMPR.:	$24,887
TOTAL:	$68,400

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 an 18,360 square foot parcel of land improved with 106-year-old, one and part two-story, commercial, greenhouse building containing 14,850 square feet of building area. The property is located in Chicago, Lake Township, Cook County and is classified as a class 5 and class 1 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation and a contention of law as the bases of the appeal. In support of this argument, the appellant submitted an appraisal which estimated the subject's market value as of January 1, 2024, of $300,000. The appraiser utilized the income and sales comparison approaches to value to estimate the subject's market value. The appraisal disclosed the subject was inspected on October 16, 2024 and opined its highest and best use as its present use.

Under the sales comparison approach, the appraiser analyzed five comparables in arriving at the estimate of value. The sales properties are described as two or three-story, frame or masonry, mixed-use or industrial buildings containing from 3,710 to 8,880 square feet of building area. They sold from May 2021 to January 2024 for prices ranging from $40,000 to $210,000 or from $10.78 to $31.38 per square foot of building area. After making adjustments for pertinent factors, the appraiser opined a value for the subject under the sales comparison approach of $20.00 per square foot of building area or $300,000, rounded.

Under the income approach, the appraiser analyzed comparables to determine the subject's rental rate for the residential unit of $1,500 per month and $7.50 per square foot of building area for the commercial space for a potential gross income of $100,500. The appraiser applied a vacancy and collection rate of 15% to arrive at an effective gross income of $85,425. Expenses were estimated at $40,537 to arrive at a net operating income of $44,888.

In determining a capitalization rate (cap rate), the appraiser reviewed surveys and utilized the band of investment method to estimate a cap rate of 10% which was loaded to 14.77% account for the taxes to arrive at a value for the subject under the income approach of $300,000, rounded.

In reconciling the approaches, the appraiser gave the significant consideration to the sales comparison approach and secondary consideration to the income approach to estimate a value for the subject as of January 1, 2024 of $300,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of $101,735 which reflects a market value of $451,375 using the Cook County Real Estate Classification Ordinance level of assessment for class 5 and class 1 property that results in a blended level of assessment. No further evidence was submitted.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c).

The Board finds the best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser utilized the income and sales comparison approaches to value in determining the subject's market value. The current assessment reflects a market value above this value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser inspected the subject, reviewed the property's history, and used similar properties in the sales comparison approach. Therefore, the Board finds the subject property's market value of $300,000 as of the assessment date at issue. Since market value has been established the Cook County Real Estate Classification Ordinance level of assessment for class 5 and class 1 property resulting in a blended level of assessment shall apply.

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

Scot G. Steuber, by attorney:
John P. Fitzgerald
Fitzgerald Law Group, P.C.
7035 High Grove Boulevard
Burr Ridge, IL 60527

COUNTY

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