



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

APPELLANT: Tod Lending
DOCKET NO.: 24-42044.001-R-1
PARCEL NO.: 13-13-122-024-0000

The parties of record before the Property Tax Appeal Board are Tod Lending, the appellant(s), by attorney Michael R. O'Malley, 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 **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: \$19,969
IMPR.: \$79,031
TOTAL: \$99,000

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 a 5,625 square foot parcel of land improved with an approximately 114-year-old, two-story, stucco, single-family dwelling containing 2,384 square feet of building area. The property is located in Chicago, Jefferson Township and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends over valuation and inequity as the bases of the appeal. In support of these arguments, the appellant submitted data on nine suggested comparables. These comparables are described as one and one-half or two-story, single-family dwellings with frame, masonry, stucco, or frame and masonry construction. They range: in age from 99 to 120 years; in size from 1,352 to 2,496 square feet of building area; and in improvement assessment from \$16.74 to \$35.53 per square foot of building area. Comparables #6 through #9 sold from October 2024 to May 2025

for prices ranging from \$343.14 to \$412.37 per square foot of building area. In addition, the appellant submitted the sales data for the comparables that sold.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$99,000 with an improvement assessment of \$79,031 or \$33.15 per square foot of building area. The total assessment reflects a market value of \$990,000 or \$415.27 per square foot of building area using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of the current assessment, the board of review submitted data on four suggested comparables. These comparables are two-story, single-family dwellings with frame, masonry, or frame and masonry construction. They range: in age from 69 to 109 years: in size from 2,260 to 2,458 square feet of building area; and in improvement assessment from \$29.22 to \$42.97 per square foot of building area. They also sold from January to June 2024 for prices ranging from \$392.60 to \$569.22 per square foot of building area.

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 appellant's comparable #7 and the board of review's comparables #2 and #4. These comparables from February 2024 to October 2024 for prices ranging from \$348.56 and \$569.22 per square foot of building area. These comparables are most similar to the subject in size, number of stories, and construction. In comparison, the subject's assessment reflects a market value of \$415.27 per square foot of building area which is within the range of the best comparables. After making adjustments to the comparables for the subject's pertinent characteristics the Board finds the subject's market value based on the current assessment is supported. Therefore, the Board finds the appellant has not proven by a preponderance of the evidence that the subject was overvalued, and a reduction is not justified.

The taxpayer also 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 best evidence of assessment equity to be the appellant's comparables #2 and #3 and the board of review's comparables #2 and #4. These comparables had improvement assessments from \$20.58 to \$42.97 per square foot of building area. The remaining comparables

were given less weight due to differences in construction. In comparison the subject's improvement assessment of \$33.15 per square foot of building area is within the range of the best comparables in this record. Based on this record and after adjustments to the comparables for differences with the subject, 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 improvements 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: _____

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: _____

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

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