FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Long River Investment, LLC
DOCKET NO.: 24-50857.001-R-1
PARCEL NO.: 17-28-211-002-0000

The parties of record before the Property Tax Appeal Board are Long River Investment, LLC, the appellant, 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:	$9,128
IMPR.:	$39,444
TOTAL:	$48,572

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 mixed-use building of frame and masonry exterior construction with 3,060 square feet of building area. The building is approximately 133 years old. Features of the building include a partial unfinished basement,[1] three full bathrooms, and one half bathroom. The property has a 1,675 square foot site and is located in Chicago, South Chicago Township, Cook County. The subject is classified as a class 2-12 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 board of review disclosed the subject building has a partial basement that is unfinished and an additional half bathroom, which were not refuted by the appellant.

improved with 2-story, class 2-12 mixed-use buildings of frame or masonry exterior construction ranging in size from 2,760 to 3,060 square feet of building area. According to the property characteristic printouts provided by the appellant, the buildings are from 104 to 134 years old. Each comparable has a full basement, two or three full bathrooms, and one bathroom. One comparable has a 2-car garage. The comparables have improvement assessments that range from $23,969 to $27,969 or from $8.27 to $9.30 per square foot of building area. Based on this evidence, the appellant requested the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the Cook County Board of Review final decision for the 2024 tax year disclosing the total assessment for the subject property of $48,572. The subject property has an improvement assessment of $39,444 or $12.89 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 located within the subject's assessment neighborhood. The comparables are improved with 2-story or 3-story, class 2-12 mixed-use buildings of masonry or frame and masonry exterior construction ranging in size from 1,800 to 4,392 square feet of building area. The buildings are from 113 to 144 years old. Each comparable has a full or partial basement and from two to four full bathrooms with two of these having one half bathroom. Three comparables each have central air conditioning. One comparable has a 1.5-car garage. The comparables have improvement assessments that range from $41,746 to $75,969 or from $16.51 to $30.36 per square foot of building area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 parties submitted nine suggested comparable properties for the Board's consideration with varying degrees of similarities in property characteristics. Nevertheless, the Board gives less weight to board of review comparables #1, #3, and #4 which are less similar to the subject building in size than the other comparables in this record. The six remaining equity comparables are more similar to the subject in location, building size, and age. However, the Board finds five comparables have a fewer number of bathrooms suggesting upward adjustments for this difference would be required to make the comparables more equivalent to the subject. Conversely, three comparables have central air conditioning and two comparable have garage amenities, both features the subject lacks, suggesting downward adjustments would be necessary for these differences for equivalency to the subject. These six comparables have improvement assessments that range from $23,969 to $50,025 or from $8.27 to $16.51 per square foot of building area. The subject's improvement assessment of $39,444 or $12.89 per square foot of

building area falls within the range established by the best comparables in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to 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 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: 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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