



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

APPELLANT: Louis L. Kenyeri  
DOCKET NO.: 17-29310.001-R-1  
PARCEL NO.: 09-27-205-019-0000

The parties of record before the Property Tax Appeal Board are Louis L. Kenyeri, 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 **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:** \$6,468  
**IMPR.:** \$25,254  
**TOTAL:** \$31,722

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 2017 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 two class 2-95 townhomes of masonry exterior construction one of which is being appealed with 1,133 square feet of living area.<sup>1</sup> The townhome is approximately 60 years old. The property is located in Park Ridge, Maine Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends improvement assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables that are located in the same neighborhood code as the subject. The appellant's attorney provided photographs

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<sup>1</sup> The appellant's attorney failed to provide the required Section V Grid Analysis contained on page 4 of the "Residential appeal" form. Limited property characteristics can be gleaned from the appellant's evidence provided for the subject and the comparables.

and limited property characteristics for these comparables. The comparables are improved with similar class 2-95 townhomes of masonry exterior construction ranging in size from 1,190 to 1,396 square feet of living area. The dwellings are either 57 or 58 years old. The comparables have improvement assessments ranging from \$12,596 to \$14,435 or from \$10.22 to \$12.13 per square foot of living area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$12,304 or \$10.86 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,722 and noted that the subject property contained two, 2-95 class dwellings. The Board takes notice that the appellant is appealing one of these dwellings. The subject property has an improvement assessment of \$12,627 or \$11.15 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four equity comparables that are located within the same neighborhood code as the subject. The comparables are improved with one-story townhomes of frame, masonry or frame and masonry exterior construction ranging in size from 1,137 to 1,233 square feet of living area. Three comparables have full basements, one of which has finished area, and one comparable has a concrete slab foundation. One comparable has central air conditioning. The comparables have improvement assessments ranging from \$13,738 to \$16,463 or from \$11.14 to \$14.48 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

### **Conclusion of Law**

The taxpayer 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 eight suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparables as the appellant failed to provide descriptive property characteristics for the subject and each comparable within the grid analysis, such as central air conditioning, fireplaces, foundation type and garages which detracts from the weight of the evidence.

The Board finds the best evidence of assessment equity to be the board of review's comparables as they are most similar to the subject in location, design, age, dwelling size and most features. These comparables have improvement assessments ranging from \$11.14 to \$14.48 per square foot of living area. The subject's townhome's assessment of \$11.15 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, the Board finds the appellant failed to 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: \_\_\_\_\_

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: June 8, 2021



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 9-125 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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