



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

APPELLANT: Ron Plonis
DOCKET NO.: 17-39588.001-R-1
PARCEL NO.: 30-29-111-046-0000

The parties of record before the Property Tax Appeal Board are Ron Plonis, the appellant, by attorney Peter D. Verros of Verros Berkshire, PC 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: \$2,015
IMPR.: \$6,301
TOTAL: \$8,316

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 a multi-level dwelling of frame and masonry exterior construction with 891 square feet of living area. The dwelling is approximately 58 years old. Features of the home include a partial basement with finished area and a 2.5-car detached garage. The property has a 6,200 square foot site and is located in Lansing, Thornton Township, Cook County. The subject is classified as a class 2-34 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 four equity comparables located within the same neighborhood code as the subject property. The comparables are improved with class 2-34 multi-level dwellings of frame and masonry exterior construction ranging in size from 1,150 to 1,250 square feet of living area. The dwellings range

in age from 43 to 60 years old. Each comparable has a partial basement with finished area, three comparables have central air conditioning, one comparable has one fireplace and two comparables have either a 2-car or a 2.5-car garage. The comparables have improvement assessments that range from \$6,894 to \$7,811 or from \$5.99 to \$6.25 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$5,462 or \$6.13 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 \$8,316. The subject property has an improvement assessment of \$6,301 or \$7.07 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on three equity comparables located within the same neighborhood code as the subject property. The comparables are improved with class 2-34 multi-level dwellings of frame and masonry exterior construction with either 1,169 or 1,354 square feet of living area. The dwellings range in age from 40 to 46 years old. Each comparable has a partial basement with finished area, two comparables have central air conditioning and one comparable has a one-car garage. The comparables have improvement assessments that range from \$7,622 to \$8,822 or \$6.52 and \$6.61 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 provided seven suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board finds none of these comparables are truly similar to the subject due to significant differences in dwelling size, age and/or features. Nevertheless, the Board gives less weight to the appellant's comparables #3 and #4, as well as board of review comparable #3 due to their larger dwelling sizes when compared to the subject dwelling.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #2, along with board of review comparables #1 and #2. These comparables are relatively similar to the subject in location and design. However, each comparable has a larger dwelling size than the subject dwelling, two comparables have central air conditioning, a feature the subject does not enjoy and none of the comparables have a garage in contrast to the subject's 2.5-car garage. The comparables have improvement assessments that range from \$6,894 to \$7,726 or from \$5.99 to \$6.61 per square foot of living area. The subject's improvement assessment of \$6,301 or \$7.07 per square foot of living area is below the overall improvement assessment range

established by the best comparables in this record but above the range on a square foot basis. The subject's higher per-square-foot improvement assessment appears to be justified given its smaller dwelling size and the fact that it has a 2.5-car garage. After considering economies of scale and adjustments to the comparables for differences from the subject, the Board finds the subject's improvement assessment is supported. Based on this record, 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: _____

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: July 20, 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

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

APPELLANT

Ron Plonis, by attorney:
Peter D. Verros
Verros Berkshire, PC
225 West Randolph
Suite 2950
Chicago, IL 60606

COUNTY

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