



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

APPELLANT: Kenneth Zdrok
DOCKET NO.: 17-42902.001-R-1
PARCEL NO.: 29-11-421-021-0000

The parties of record before the Property Tax Appeal Board are Kenneth Zdrok, 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: \$1,767
IMPR.: \$6,576
TOTAL: \$8,343

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 one-story dwelling of frame exterior construction with 1,635 square feet of living area. The dwelling is approximately 58 years old. Features of the home include a crawl-space foundation, central air conditioning and a fireplace. The property has a 5,050 square foot site and is located in Dolton, Thornton Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning 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 consist of similar class 2-03 dwellings of frame or frame and masonry exterior construction. The homes range in age from 60 to 73 years old and range in size from 1,256 to

1,797 square feet of living area. Each comparable has a concrete slab or crawl-space foundation. One comparable has central air conditioning, one comparable has a fireplace and each comparable has either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$2,256 to \$3,411 or from \$1.45 to \$2.24 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$2,894 or \$1.77 per square foot of living area.¹

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$8,343. The subject property has an improvement assessment of \$6,576 or \$4.02 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 located within the same neighborhood code as the subject property and either on the same block as the subject or within ¼ of a mile of the subject. The comparables consist of similar class 2-03 one-story dwellings of frame or masonry exterior construction. The homes range in age from 52 to 62 years old and range in size from 1,042 to 1,487 square feet of living area. Two comparables have crawl space and concrete slab foundations, respectively, and two comparables have full unfinished basements. Two comparables have central air conditioning, one comparable has a fireplace and two comparables have one-car and two-car garages, respectively. The comparables have improvement assessments ranging from \$6,556 to \$7,112 or from \$4.78 to \$6.29 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 submitted a total of eight equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #3 and #4 due to the smaller dwelling size and/or substantially older age when compared to the subject dwelling. The Board has given reduced weight to board of review comparables #2, #3 and #4 due to their substantially smaller dwelling sizes and the full basements for comparables #3 and #4 which are superior to the subject's crawl-space foundation.

The Board finds the best evidence of assessment equity to be appellant's comparables #1 and #2 along with board of review comparable #1. These three comparables have varying degrees of

¹ As the appellant incorrectly reported the final land assessment of the subject property in the petition, the Board has implied the requested improvement assessment reduction in order to retain the appellant's total requested assessment.

similarity to the subject in location, age, size, foundation and/or features. The comparables had improvement assessments that ranged from \$2,362 to \$7,112 or from \$1.45 to \$4.78 per square foot of living area. The subject's improvement assessment of \$6,576 or \$4.02 per square foot of living area falls within the range established by the best comparables in this record.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence. For the foregoing reasons, the Board finds that the appellant has not proven by clear and convincing evidence that the subject property is inequitably assessed. Therefore, the Property Tax Appeal Board finds that the subject's assessment as established by the board of review is correct and no reduction is warranted.

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

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