



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

APPELLANT: Leonard Wcislo  
DOCKET NO.: 20-20354.001-R-1  
PARCEL NO.: 23-02-400-062-0000

The parties of record before the Property Tax Appeal Board are Leonard Wcislo, the appellant, by Amy C. Floyd, Attorney at Law, 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:** \$11,226  
**IMPR.:** \$20,595  
**TOTAL:** \$31,821

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 2020 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 two-story dwelling of frame and masonry exterior construction with 2,741 square feet of living area. The dwelling is approximately 32 years old. Features of the home include a full unfinished basement, a fireplace and an attached two-car garage. The property has a 16,632 square foot site and is located in Hickory Hills, Palos Township, Cook County. The subject is classified as a class 2-78 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 in the same neighborhood code as the subject. The comparables consist of two-story dwellings of masonry or frame and masonry exterior construction. The homes range in age from 30 to 42 years old and range in size from 2,899 to 3,642 square feet of living area. Three comparables have a full basement, one of which has finished area and comparable #2 has a

concrete slab foundation. Features include central air conditioning and a fireplace. The appellant did not report any data for the subject or the comparables concerning garages making the comparability analysis highly problematic given this missing necessary data. The comparables have improvement assessments ranging from \$14,700 to \$19,339 or from \$5.07 to \$5.47 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$14,582 or \$5.32 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 \$31,821. The subject property has an improvement assessment of \$20,595 or \$7.51 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 in the same neighborhood code and same block as the subject. The comparables consist of two-story dwellings of frame, masonry or frame and masonry exterior construction. The homes range in age from 34 to 44 years old and range in size from 2,306 to 2,879 square feet of living area. Three comparables have full or partial basements, one of which has finished area, and comparable #1 has a concrete slab foundation. Three dwellings have central air conditioning, a fireplace and a two-car garage. The comparables have improvement assessments ranging from \$17,353 to \$24,515 or from \$7.53 to \$9.00 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 suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1 and #2 as well as board of review comparables #1 and #2 due to their differing foundation types or their finished basement area, which each differ from the subject's full unfinished basement.

While none of the comparables are particular comparable to the subject, on this limited record, the Board finds the best evidence of assessment equity to be appellant's comparables #3 and #4 along with board of review comparables #3 and #4 which are similar to the subject in location, design, age, foundation type and some other features. These comparables have improvement assessments ranging from \$18,294 to \$23,217 or from \$5.32 to \$8.67 per square foot of living area. The subject's improvement assessment of \$20,595 or \$7.51 per square foot of living area falls within the range established by the best comparables in this record and appears to be logical considering downward adjustments to the comparables for their superior air conditioning feature

when compared to the subject along with adjustments for differences in age and/or dwelling size. 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: May 21, 2024



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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