



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

APPELLANT: Robert Stanek
DOCKET NO.: 20-20700.001-R-1
PARCEL NO.: 02-13-108-026-0000

The parties of record before the Property Tax Appeal Board are Robert Stanek, 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: \$5,128
IMPR.: \$22,249
TOTAL: \$27,377

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 1-story dwelling of frame exterior construction with 1,841 square feet of living area. The home is approximately 56 years old. Features include a partial basement with finished area, central air conditioning, 3.5 bathrooms, and a 2.5-car garage. The property has a 10,256 square foot site and is located in Palatine, Palatine Township, Cook County. The subject is classified as a class 2-04 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 that are located in the same assessment neighborhood code as the subject property. The comparables are improved with class 1-story or "1.5-1.9"-story, class 2-04 dwellings of frame or frame and masonry exterior construction ranging in size from 2,236 to 2,573 square feet of living area. The homes range in age from 50 to 54 years old. Three comparables each have a

full basement, one of which has finished area, and one comparable has a concrete slab foundation. Each comparable has central air conditioning, either one or two fireplaces, and from 1.5 to 2.5 bathrooms. The appellant did not disclose whether the comparables have garages although copies of photographs of the comparables submitted by the appellant depict three homes each having a garage. The comparables have improvement assessments ranging from \$21,999 to \$25,255 or from \$9.75 to \$9.96 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$18,152 or \$9.86 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 \$27,377. The subject property has an improvement assessment of \$22,249 or \$12.09 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 assessment neighborhood code as the subject property. Each comparable is on the same block as the subject; three of these are also on the same street. The comparables are improved with 1-story, class 2-03 dwellings of frame exterior construction with either 1,521 or 1,532 square feet of living area. The homes are each 56 years old. The comparables each have a full or partial basement with finished area, central air conditioning, either 1.5 or 2.5 bathrooms, and a 2-car garage. Three comparables each have a fireplace. The comparables have improvement assessments ranging from \$19,234 to \$21,561 or from \$12.65 to \$14.12 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 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 eight suggested comparables for the Board's consideration. The Board finds the best evidence of assessment equity to be the board of review comparables which are located on the same block and/or street as the subject. These comparables are identical to the subject in age and are overall most similar to the subject in dwelling size, although they are approximately 17% smaller in size. The comparables, however, each have a fewer number of bathrooms and a smaller garage capacity when compared to the subject which would suggest upward adjustments would be required for these differences to make them more equivalent to the subject. Conversely, three comparables each have a fireplace, unlike the subject, suggesting downward adjustments for this difference would be necessary for equivalency with the subject. These comparables have improvement assessments ranging from \$19,234 to \$21,561 or from \$12.65 to \$14.12 per square foot of living area. The subject's improvement assessment of \$22,249 or \$12.09 per square foot of living area falls above the range established by the best comparables in this record on an overall improvement assessment basis and below on a per

square foot basis. The subject's higher overall improvement assessment appears to be logical given the subject's larger dwelling size and superior features relative to the best comparables. The Board gives less weight to the appellant's comparables which are less similar to the subject in dwelling size and/or age and/or foundation type than the other comparables in this record. After considering appropriate adjustments to the best comparables for differences from 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: _____

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: April 15, 2025



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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