



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

APPELLANT: Majewski Andrzel
DOCKET NO.: 20-27489.001-R-1
PARCEL NO.: 19-32-218-019-0000

The parties of record before the Property Tax Appeal Board are Majewski Andrzel, the appellant, by attorney Andrew S. Dziuk 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: \$3,382
IMPR.: \$14,747
TOTAL: \$18,129

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 multi-level dwelling of masonry exterior construction with 1,008 square feet of living area. The dwelling is approximately 58 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, 1½ bathrooms, and a one-car attached garage. The property has a 6,150 square foot site located in Burbank, Stickney 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 inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables composed of class 2-34 properties improved with multi-level dwellings of masonry exterior construction that range in size from 990 to 1,070 square feet of living area. The homes range in age from 60 to 64 years old. Each property has a partial basement with a formal recreation room and from 1 to 2 bathrooms. One comparable has central air conditioning and

three comparables have a two-car detached garage. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$13,779 to \$14,156 or from \$13.23 to \$13.92 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$13,336.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$18,129. The subject property has an improvement assessment of \$14,747 or \$14.63 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 improved with multi-level dwellings of masonry or frame and masonry exterior construction. The homes range in age from 37 to 58 years old. Each comparable has a partial basement with a formal recreation room, from 1 to 2 bathrooms, and a two-car garage. Two comparables have central air conditioning and one fireplace. These properties have the same classification code and neighborhood code as the subject property. Their improvement assessments range from \$16,377 to \$20,041 or from \$15.32 to \$16.25 per square foot of living area.

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 record contains eight assessment equity comparables submitted by the parties to support their respective positions. The Board gives less weight to board of review comparables #1, #2 and #3 as the homes are from 15 to 21 years newer than the subject dwelling. The Board gives most weight to the appellant's comparables and board of review comparable #4 as these homes are most similar to the subject in age. However, four of these comparables do not have central air conditioning, a feature of the subject property, and one comparable has no garage while the subject has a one-car garage, indicating that these properties would require upward adjustments to make them more equivalent to the subject. Conversely, four of the comparables have a two-car garage, superior to the subject's one-car garage, suggesting these properties would require downward adjustments for this characteristic. These comparables have improvement assessments that range from \$13,779 to \$16,377 or from \$13.23 to \$16.25 per square foot of living area. The subject's improvement assessment of \$14,747 or \$14.63 per square foot of living area falls within the range established by the best comparables in this record in terms of age and is well supported when considering the suggested adjustments to make the comparables more equivalent to the subject. 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

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 16, 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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