



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

APPELLANT: Mark Pundurs
DOCKET NO.: 20-31500.001-R-1
PARCEL NO.: 09-19-202-044-0000

The parties of record before the Property Tax Appeal Board are Mark Pundurs, the appellant; 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: \$4,843
IMPR.: \$16,742
TOTAL: \$21,585

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 and masonry exterior construction with 1,245 square feet of living area. The dwelling is approximately 66 years old. Features of the home include a concrete slab foundation and a two-car, 449-square-foot, garage. The property has a 7,750 square foot site and is located in Des Plaines, Maine Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on assessment equity with respect to the subject's 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 and from 0.14 to 0.36 of a mile from the subject property. The comparables are improved with 1-story dwellings of frame and masonry exterior construction ranging in size from 1,245 to 1,263 square feet of living area. The dwellings are either 66 or 67 years old. Each comparable is reported as

having zero square foot of basement area. One comparable has central air conditioning and a fireplace. Three comparables each have a garage ranging in size from 365 to 846 square feet of building area. The comparables have improvement assessments ranging from \$11,508 to \$12,611 or from \$9.24 to \$10.09 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$11,979 or \$9.62 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 \$21,585. The subject property has an improvement assessment of \$16,742 or \$13.45 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 as the subject property and a quarter of a mile from the subject property. The comparables are improved with class 2-03 1-story or 1.5-story dwellings of masonry or frame and masonry exterior construction ranging in size from 1,167 to 1,585 square feet of living area. The dwellings are either 66 or 90 years old. One comparable has a full unfinished basement, and three comparables each have a concrete slab or crawl space foundation. Three comparables each have central air conditioning, and two comparables each have one fireplace. Each comparable has a garage ranging from a one-car to a two-car. The comparables have improvement assessments ranging from \$21,010 to \$22,351 or from \$14.10 to \$18.35 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 eight suggested comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #3 which lacks a garage, unlike the subject. Reduced weight is also given by the Board to the appellant's comparable #2 as well as the board of review comparables #1, #2 and #4 which, unlike the subject, have central air conditioning. In addition, board of review comparable #1 also differs from the subject in story height, dwelling size, and has a basement, unlike the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #4 and board of review comparable #3. These comparables are identical or nearly identical to the subject in age, dwelling size, foundation, and other features, except for variations in their garage size. These three comparables have improvement assessments ranging from \$11,508 to \$21,010 or from \$9.24 to \$16.32 per square foot of living area. The subject's improvement assessment of \$16,742 or \$13.45 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the best comparables

for differences when compared to 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.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. 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 the properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity, which exists on the basis of the evidence in this record.

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:

August 23, 2022



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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