



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

APPELLANT: Mark Rudzinski  
DOCKET NO.: 20-31521.001-R-1  
PARCEL NO.: 18-04-308-003-0000

The parties of record before the Property Tax Appeal Board are Mark Rudzinski, the appellant, by attorney Kevin Fanning, of Fanning Law, LLC 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:** \$9,112  
**IMPR.:** \$67,889  
**TOTAL:** \$77,001

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 brick exterior construction with 3,472 square feet of living area. The dwelling is 97 years old. Features of the home include a partial basement with finished area, two fireplaces, and a detached, two-car garage. The property has a 10,125 square foot site and is located in La Grange, Lyons Township, Cook County. The subject is classified as a class 2-06 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 improved with two-story dwellings of brick exterior construction that range in size from 2,336 to 4,966 square feet of living area. The homes range in age from 88 to 103 years old. Each comparable has a full or partial basement with three having finished area, two fireplaces,

and detached two-car garages. Three of the properties have central air conditioning. The comparables have the same assessment neighborhood code as the subject and have improvement assessments that range from \$40,675 to \$94,445 or from \$17.01 to \$21.47 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$63,538.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$77,001. The subject property has an improvement assessment of \$67,889 or \$19.55 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 two-story dwellings of brick, frame, or stucco exterior construction that range in size from 2,304 to 3,032 square feet of living area. The homes range in age from 91 to 107 years old. Each comparable has a full or partial basement with one having finished area, one or two fireplaces, and a two-car garage. Two of the properties have central air conditioning. The comparables have the same assessment neighborhood code as the subject and are located on the same block or within one-fourth of a mile from the subject property. The comparables have improvement assessments that range from \$51,624 to \$65,799 or from \$21.51 to \$24.22 per square foot of living area.

### **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 record contains eight equity comparables submitted by the parties to support their respective positions. The Board gives less weight to the appellant's comparables due to significant differences from the subject dwelling with respect to size. The appellant's comparables #1, #2 and #4 are from 21% to 30% larger than the subject dwelling, while comparable #3 is 33% smaller than the subject dwelling. The Board gives less weight to the board of review's comparable #1 and #2 because they are 30% and 33% smaller than the subject dwelling with respect to square feet of living area. The Board finds the best evidence of assessment equity to be the remaining comparables in the record, which are the board of review's comparables #3 and #4. These comparables are relatively similar to the subject dwelling in terms of size, age, location, and amenities, although adjustments to some of the comparables, to account for differences in some features, would be needed to make them more equivalent to the subject. These comparables have improvement assessments of \$65,799 and \$65,585 or \$22.11 and \$21.63 per square foot of living area. The subject's improvement assessment of \$67,889 or \$19.55 per square foot of living area falls below the best comparables' per square foot improvement assessments. Based on this evidence and 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:

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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