



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

APPELLANT: Natalia & Taras Grushchak  
DOCKET NO.: 21-32047.001-R-1  
PARCEL NO.: 17-06-324-013-0000

The parties of record before the Property Tax Appeal Board are Natalia & Taras Grushchak, the appellants; 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:** \$25,830  
**IMPR.:** \$44,268  
**TOTAL:** \$70,098

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellants 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 2021 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 110-year-old, two-story, multi-family dwelling of masonry construction with 1,846 square feet of living area. Features of the home include a full basement with a formal recreation room, central air conditioning and a two-car garage. The property has a 3,690 square foot site and is located in Chicago, West Chicago Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend assessment inequity as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables, printouts from the Cook County Assessor's Office for the subject property and each of the comparables, as well as Google Map printouts. All of the comparables were improved with either a two-or-three-unit, multi-family dwelling of masonry construction. The improvements ranged: in age between 110 and 126 years old; in size between 1,794 and 2,832 square feet of living area; and in

improvement assessment from \$13.94 to \$23.39 per square foot of living area. Based on this evidence, the appellants are requesting an assessment amount of \$65,314.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$70,097. The subject property has an improvement assessment of \$44,267 or \$23.98 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. All were improved with a two-story, multi-family dwelling of masonry construction with a full basement. The improvements ranged: in age from 111 to 123 years old; in size between 1,680 and 2,260 square feet of living area; and in improvement assessment from \$24.78 to \$31.75 per square foot of living area.

In written rebuttal, the appellants resubmitted the assessment grid, printouts from the Cook County Assessor's Office for the subject property and each of the comparables, as well as Google map printouts. Additionally, the appellants submitted a decision letter from the board of dated, June 15, 2023, which stated the 2022 assessed valuation of the subject property. The appellants reaffirmed the request for an assessment reduction.

During the November 6, 2023, hearing, appellants testified that their comparables are very close in location to their own property and have similar characteristics. The appellants argued that location should be a heavily weighted factor.

The board of review argued that the appellant's #1, #2 and #4 are significantly larger in size than the subject property which accounts for the discrepancies in their improvement assessments.

### **Conclusion of Law**

The taxpayers assert assessment inequity as the basis of the appeal. The Illinois Constitution requires that real estate taxes, "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const. art. IX, §4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). This uniformity provision of the Illinois Constitution does not require absolute equality in taxation, however, and it is sufficient if the taxing authority achieves a reasonable degree of uniformity. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4<sup>th</sup> Dist. 2003).

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); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof needed for a conviction of a crime. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). 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 Board finds the best evidence of assessment equity to be the board of review's comparables #1 through #4 and appellant's comparable #3. These comparables ranged in improvement assessment from \$24.78 to \$31.75 per square foot of living area. The subject's improvement assessment of \$23.98 per square foot of living area falls below the range established by the best comparables in this record. These comparables were given more weight based on the fact all are two-unit, multi-family dwellings of masonry construction with full basements. Each of the comparables is similar in size to the subject property and is located within a quarter mile; with one comparable being only 700 feet from 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



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:

December 19, 2023



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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Natalia & Taras Grushchak  
2329 West Iowa St.  
Chicago, IL 60622

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602