



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

APPELLANT: Jeanette Lesniak
DOCKET NO.: 21-39905.001-R-1
PARCEL NO.: 14-33-308-053-0000

The parties of record before the Property Tax Appeal Board are Jeanette Lesniak, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher 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 **A Reduction** 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: \$13,613
IMPR.: \$43,707
TOTAL: \$57,320

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 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 3-story townhome of masonry exterior construction with 1,566 square feet of living area. The dwelling is approximately 55 years old. Features of the home include a crawl space foundation, central air conditioning, and two fireplaces. The property has a 1,089 square foot site and is located in Chicago, North Chicago Township, Cook County. The subject is classified as a class 2-95 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same assessment neighborhood code as the subject, two of which are on the same street as the subject. The comparables are improved with 2-story or 3-story homes of masonry exterior construction ranging in size from 1,386 to 1,566 square feet of living

area. The dwellings range in age from 40 to 53 years old. Two comparables each have a crawl space foundation and one comparable has a slab foundation. Three comparables have central air conditioning. Each home has one or two fireplaces. The comparables have improvement assessments ranging from \$33,037 to \$50,469 or from \$22.81 to \$32.23 per square foot of living area.

The appellant argued the subject dwelling is the smallest townhome in its complex and faces an alley. Based on this evidence the appellant requested a reduction in the subject's improvement assessment to \$43,707.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$65,999. The subject property has an improvement assessment of \$52,387 or \$33.45 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 assessment neighborhood code as the subject and the same street and block as the subject. The comparables are improved with 3-story, class 2-95 townhomes of masonry exterior construction with 1,566 square feet of living area. The dwellings are 55 or 56 years old. Each home has a crawl space foundation, central air conditioning and two fireplaces. The comparables have improvement assessments ranging from \$52,700 to \$53,237 or from \$33.65 to \$34.00 per square foot of living area. Based on this evidence the board of review requested the subject's assessment be sustained.

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. Adm. 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. Adm. Code §1910.65(b). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The record contains a total of eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparables #1 and #2 and the board of review's comparables, which were selected from the same development or complex as the subject and received the same contested assessment as the subject. The Board finds that comparing the subject property to similar comparable properties located in the subject's development that have received the same contested assessment would be self-validating to a uniformity argument. See Pace Realty Group, Inc. v. Property Tax Appeal Bd., 306 Ill. App. 3d 718, 728 (2d Dist. 1999).

The Board finds the best evidence of assessment equity to be the appellant's comparables #3 and #4, which are similar to the subject in location and are relatively similar to the subject in dwelling size, age, and features, although these comparables are smaller and newer homes than the subject, suggesting adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments of \$33,037 and \$34,350 or \$22.81 and \$24.78 per square foot of living area, respectively. The subject's

improvement assessment of \$52,386 or \$33.45 per square foot of living area falls above the two best comparables in this record and is excessive. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment commensurate with the appellant's request is 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

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: March 18, 2025

Clerk of the Property Tax Appeal Board

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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