



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

APPELLANT: Anthony & Maria Lesny
DOCKET NO.: 21-51538.001-R-1
PARCEL NO.: 13-17-317-040-0000

The parties of record before the Property Tax Appeal Board are Anthony & Maria Lesny, the appellant(s), 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 **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: \$14,896
IMPR.: \$44,174
TOTAL: \$59,070

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

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 is improved with a two-story dwelling of masonry construction containing 5,374 square feet of living area. As of the instant lien date the subject was approximately 49 years old. Features of the home include a full apartment basement, no air conditioning, and no garage. The subject has a 5,320 square foot site and is in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

Appellant's appeal is based on assessment equity, and Appellant submitted information on four suggested comparable two- and three-story dwellings. Three are masonry construction, and one is frame. None have air conditioning. As of the lien date, Appellant's comparables ages range from 49 to 103 years old. Appellant's comparables range in size from 3,853 square feet to 4,994 square

feet of living area and improvement assessments from \$5.03 to \$8.72 per square foot of living area. Appellant did not disclose the neighborhood code or the proximity of any comparable.

The Cook County Board of Review (BOR) submitted its “Board of Review Notes on Appeal” wherein the subject’s final assessment of \$59,070 was disclosed. The subject has a total improvement assessment of \$44,174 or \$8.22 per square foot of living area.

The BOR submitted four equity comparables in support of its final assessment. The properties are described as two-story dwellings, with two located within a quarter mile of the subject and two on the same block as the subject. All four BOR comparables share the same neighborhood code as the subject. All are masonry construction. One has air conditioning. As of the lien date the BOR comparables range from 48 to 58 years old. The comparables range from 4,056 to 5,792 square feet of building area and have improvement assessments from \$8.33 to \$9.55 per square foot of building area.

Conclusions of Law

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 Appellant *did not meet* this burden of proof and a reduction in the subject's assessment *is not* warranted.

As a preliminary matter, both the BOR and Appellant agree that the subject’s improvement assessment was \$44,174 with a square footage of 5,374. That yields a price-per-square foot of \$8.22, which is the figure in the BOR’s evidence. Appellant erroneously listed a price-per-square-foot of \$10.89, however, which means that two of Appellant’s comparables have a price-per-square-foot higher than the subject’s.

The Board finds the best evidence of assessment equity to be BOR comparables 1 and 2 and Appellant comparable 3. All three comparables are masonry construction, same as the subject. All four comparables are within six years of the subject’s age. The BOR comparables are on the same block as the subject. Although Appellant did not disclose the neighborhood code or list the proximity, the subject’s address 4021 N. McVicker Avenue and Appellant comparable 3 is 4017 N. McVicker. Appellant comparable 3 is within .2 miles of the subject, BOR comparables 2 and 3 are within a quarter mile, and Appellant comparable 2 is within .4 miles.

These comparables have improvement assessments that range from \$8.72 to \$8.81 per square foot of living area. The subject's improvement assessment of \$8.22 per square foot of living area falls below the range established by the best comparables in this record.

Based on this record, the Board finds 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: _____

February 18, 2025



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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