



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

APPELLANT: HENRY TOMECKI
DOCKET NO.: 21-58447.001-R-1
PARCEL NO.: 24-05-200-058-0000

The parties of record before the Property Tax Appeal Board are HENRY TOMECKI, the appellant(s), by attorney Marc M. Pekay, of the Law Offices of Marc M. Pekay, P.C. in Crystal Lake; 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: \$5,335
IMPR.: \$49,665
TOTAL: \$55,000

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 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 an 8,536 square foot parcel of land improved with a 13-year-old, three-story, masonry, multi-family dwelling containing 6,484 square feet of building area. The property is located in Oak Lawn, Worth Township and is classified as a class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted an appraisal which estimated the subject's market value as of January 1, 2020 of \$475,000. The appraiser utilized the income and sales comparison approaches to value to estimate the subject's market value. The appraisal disclosed an inspection date of July 15, 2020. The appellant requested a reduction in the assessment to \$55,000 which is reflective of the prior years decision.

Under the income approach to value, the appraiser reviewed the rent of three comparables. The appraiser determined a gross annual forecasted income of \$72,000. Vacancy and collection was estimated at 5% for a effective gross income of \$68,400. Expenses were estimated at \$30,800 for a net annual income of \$37,600. The appraiser estimated an overall capitalization rate of 8% to arrive at a value under the income approach of \$470,000.

Under the sales comparison approach, the appraiser analyzed three sales in arriving at the estimate of value. The sales properties are described as masonry, five or six-unit, multi-family buildings containing from 5,403 to 5,989 square feet of building area. They sold for prices ranging from \$450,000 to \$550,000. After making adjustments for pertinent factors, the appraiser estimated a value for the subject under the sales comparison approach of \$475,000, rounded.

In reconciling the approaches, the appraiser gave the greatest weight to the sales comparison approach to estimate a value for the subject as of January 1, 2020 of \$475,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's assessment of \$60,371 which reflects a market value of \$603,710 when using the Cook County Real Estate Classification Ordinance level of assessment for class 2 property of 10%.

In support of the current assessment, the board of review submitted four comparables with sales information on two. These two comparables are described as three-story, masonry, multi-family dwellings. They are 51 and 52 years old and contain 5,880 and 5,913 square feet of building area. They sold in February 2020 and November 2018 for \$1.00 and \$565,000, respectively.

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 best evidence of market value to be the appraisal submitted by the appellant. The appellant's appraiser utilized the income and sales comparison approaches to value in determining the subject's market value. The current assessment reflects a market value above this value. The Board finds this appraisal to be persuasive because the appraisal discloses that the appraiser inspected the subject, reviewed the property's history, and used similar properties in the sales comparison approach. Therefore, the Board finds the subject property is overvalued and a reduction to that requested by the appellant is warranted.

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:

March 17, 2026



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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