



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

APPELLANT: Alex Plakas
DOCKET NO.: 22-22946.001-R-1
PARCEL NO.: 05-20-401-012-0000

The parties of record before the Property Tax Appeal Board are Alex Plakas, 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: \$51,425
IMPR.: \$114,000
TOTAL: \$165,425

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 2022 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 masonry exterior construction with 4,252 square feet of living area. The dwelling is approximately 57 years old. The home features a full basement with finished area, central air conditioning, 1 fireplace and a 2-car garage. The property has an 18,700 square foot site and is located in Winnetka, New Trier Township, Cook County. The subject is classified as a class 2-08 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 located within the same assessment neighborhood code as the subject property. The comparables consist of class 2-08 dwellings of masonry of frame and masonry exterior construction ranging in size from 4,156 to 4,326 square feet of living area. The dwellings are 49 to 59 years old. The appellant reported the comparables have partial basements, and "N/A" for the finished basement area. Each comparable has central air conditioning, 1 to 3 fireplaces and

either a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$91,575 to \$114,119 or from \$21.72 to \$26.38 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$106,427 or \$25.03 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$180,000. The subject property has an improvement assessment of \$128,575 or \$30.24 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 that are located within the same assessment neighborhood code as the subject property and within approximately ¼ of a mile from the subject. The comparables consist of two-story dwellings of frame, stucco or masonry exterior construction ranging in size from 4,203 to 4,597 square feet of living area. The dwellings are from 10 to 18 years old. The comparables have full basements with finished area. Each comparable has central air conditioning, 1 to 3 fireplaces and either a 2-car or a 3-car garage. The comparables have improvement assessments that range from \$150,112 to \$259,664 or from \$35.63 to \$61.78 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted eight comparables for the Board's consideration, which have the same assessment neighborhood code and classification code as the subject property. The Board gives less weight to the board of review comparables due to the dwellings' substantially newer ages when compared to the subject.

The Board finds the best evidence of assessment equity to be the appellant's comparables. These comparables are relatively similar to the subject in location, age, and dwelling size but have varying degrees of similarity in other features to the subject, such as differences in finished basement area, if any, which was not disclosed by the appellant and is a feature of the subject. These four comparables have improvement assessments ranging from \$91,575 to \$114,119 or from \$21.72 to \$26.38 per square foot of living area. The subject's improvement assessment of \$128,575 or \$30.24 per square foot of living area falls above the range established by the best comparables in the record on an overall basis and below the range on a per-square-foot basis. Based on this record and after considering adjustments to the best comparables for differences when compared to 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 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

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: _____

September 16, 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

AGENCY

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