



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

APPELLANT: Anthony Gonka
DOCKET NO.: 22-35166.001-R-1
PARCEL NO.: 09-21-302-036-0000

The parties of record before the Property Tax Appeal Board are Anthony Gonka, the appellant(s), by attorney Dora Cornelio, of Schmidt Salzman & Moran, Ltd. 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: \$14,258
IMPR.: \$53,741
TOTAL: \$67,999

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 an approximately 60-year-old two-story dwelling of masonry construction. Features of the home include central air conditioning, a fireplace and a two-car garage. The property has a 19,011 square foot site and is located in Des Plaines, Maine Township, Cook County. The subject is classified as a class 2-04 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. The petition and brief submitted by the appellant list the subject as containing 2,762 square feet of living area with no further explanation. In support of this inequity argument the appellant submitted information on four equity comparables. These comparables have the same neighborhood code as the subject property, but the appellant did not specify how far away these comparables are from the subject property. These are class 2-04 one story residences that have frame, masonry, or frame and

masonry construction, are between 45 and 68 years old, have full basements, two comparables have central air conditioning, while two do not, one to two fireplaces, a two- or 2.5-car garage, contain between 1,801 and 4,200 square feet of living area, and have an improvement assessment between \$10.50 and \$12.69 per square foot. The appellant is requesting a total assessment of \$46,435.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$67,999. The subject property has an improvement assessment of \$53,741. The board of review listed the subject as containing 4,726 square feet of living area with no further explanation. In support of its contention of the correct assessment the board of review submitted information on four equity comparables. These comparables have the same neighborhood code as the appellant's property and are located on the same block. These are one-story residences with masonry construction, are between 45 and 61 years old, have 2.5 to 3.5 bathrooms, have full finished basements or a slab foundation, central air conditioning, one to two fireplaces, a two- or 2.5-car garage, contain between 3,563 and 4,200 square feet of living area, and have an improvement assessment between \$12.07 and \$17.99 per square foot.

Conclusion of Law

The taxpayer asserts 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 (4th 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.

Prior to conducting an analysis of equity comparables, there is a significant dispute in the record as to the size of the subject property. As to the subject's size, the Board finds the appellant failed to submit any evidence to show that the board of review has incorrectly listed the subject square footage or that the subject contains merely 2,762 square feet of living area. Therefore, the Board finds the subject contains 4,726 square feet of living area which reflects an improvement assessment of \$11.37 per square foot of living area.

The Board finds the best evidence of assessment equity to be appellant's comparable #4 and board of review's comparables #2 and #3. As for comparables not found to be best evidence,

appellant's comparables #1, #2, #3, and #5 are smaller than appellant's property, have frame or frame and masonry construction as opposed to masonry construction, have less bathrooms, and comparables #1 and #2 do not have central air conditioning. Board of review's comparables # 1 and #4 are much smaller than appellant's property and comparable #4 has a slab foundation as opposed to a basement. The best comparables had improvement assessments that ranged from \$12.07 to \$17.99 per square foot of living area. The subject's improvement assessment of \$11.37 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 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: _____

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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