



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

APPELLANT: Heather Hesiak
DOCKET NO.: 22-38702.001-R-1
PARCEL NO.: 13-14-128-001-0000

The parties of record before the Property Tax Appeal Board are Heather Hesiak, the appellant, 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: \$12,857
IMPR.: \$29,636
TOTAL: \$42,493

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 one-story dwelling of masonry exterior construction with 1,321 square feet of living area and which is approximately 101 years old. Features include a full basement with finished area, central air conditioning, 1½ bathrooms, a fireplace, and a two-car garage. The property has a 4,592 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located in the same neighborhood code as the subject. The comparables consist of class 2-03 one-story dwellings of frame, masonry, stucco or frame and masonry exterior construction which range in age from 102 to 132 years old. The dwellings range in size from

1,196 to 1,472 square feet of living area. Each comparable has a full basement, four of which have finished area. Each comparable has 1 or 2 full bathrooms. Comparable #1 has central air conditioning, and four comparables have from a 1-car to a 2.5-car garage. The comparables have improvement assessments ranging from \$10,860 to \$17,876 or from \$8.46 to \$13.24 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$16,036 or \$12.14 per square foot of living area representing the median of the comparables presented.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the final decision disclosing the total assessment for the subject of \$42,493. The subject property has an improvement assessment of \$29,636 or \$22.43 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 in the same neighborhood code as the subject and the subarea, same block or ¼ of a mile from the subject. The comparables consist of class 2-03 1-story or 1.5-story dwellings of frame, masonry or stucco exterior construction which are 102 to 107 years old. The dwellings range in size from 1,331 to 1,624 square feet of living area. The comparables have full or partial basements, two of which have finished area. Two comparables have central air conditioning, and the homes have from 1½ to 2½ bathrooms. Two comparables each have a fireplace, and each comparable has a two-car garage. The comparables have improvement assessments ranging from \$33,500 to \$41,500 or from \$23.48 to \$26.79 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted a total of nine suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #3 as well as board of review comparables #1, #2 and #3, due to substantial differences in age, dwelling size and/or lack of a finished basement when compared to the subject.

The Board finds the best evidence of assessment equity in the record consists of the appellant's comparables #4 and #5 along with board of review comparable #4, which present various degrees of similarity to the subject. These best comparables necessitate adjustments to account

for differences in age as the best homes are 104 and 107 years old, slightly older than the subject. Adjustments are also necessary for bathroom count when compared to the subject and each comparable necessitates adjustment for lack of central air conditioning, which is a feature of the subject. Two of the comparables lack a fireplace, which is a feature of the subject, suggesting upward adjustments to these two properties to make them more equivalent to the subject. Two comparables also necessitate adjustment concerning garage capacity when compared to the subject. The best comparables have improvement assessments ranging from \$16,045 to \$33,500 or from \$12.33 to \$25.17 per square foot of living area. The subject's improvement assessment of \$29,636 or \$22.43 per square foot of living area is within the range of the best comparables both in terms of overall improvement assessment and on a per-square-foot of living area basis.

The constitutional provision for uniformity of taxation and valuation does not require mathematical equality. The requirement is satisfied if the intent is evident to adjust the taxation burden with a reasonable degree of uniformity and if such is the effect of the statute enacted by the General Assembly establishing the method of assessing real property in its general operation. A practical uniformity, rather than an absolute one, is the test. Apex Motor Fuel Co. v. Barrett, 20 Ill. 2d 395 (1960). Although the comparables presented by the parties disclosed that properties located in the same area are not assessed at identical levels, all that the constitution requires is a practical uniformity which appears to exist on the basis of the evidence.

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: July 15, 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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Heather Hesiak, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602