



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

APPELLANT: Jerzy Mazurczyk  
DOCKET NO.: 23-24735.001-R-1  
PARCEL NO.: 08-09-204-002-0000

The parties of record before the Property Tax Appeal Board are Jerzy Mazurczyk, the appellant; 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:** \$15,795  
**IMPR.:** \$26,793  
**TOTAL:** \$42,588

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 2023 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 55-year-old, one-story, single-family dwelling of masonry construction with 1,399 square feet of living area. Features of the home include a full unfinished basement, central air conditioning, a fireplace and a three-car garage. The property has a 5,400 square foot site and is located in Arlington Heights, Elk Grove Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance. There are two PINs assigned to different portions of the property.

The appellant contends assessment inequity as the basis of the appeal. All of the comparables are single-family dwellings of either frame or masonry construction, with central air conditioning, and one fireplace. Additionally, all comparables are located within 600 feet of the subject property. The comparables range: in age between 49 to 93 years old; in size between 1,460 to 1,657 square feet of living area; and in assessment amount between \$12.23 and \$15.16

per square foot of living area. Based on this evidence, the appellant is requesting an assessment amount of \$34,021.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the prorated assessment for PIN ending in -002 as \$11,693. The subject property has a prorated improvement assessment of \$6,698 or \$4.79 per square foot of living area; or a total improvement assessment of \$19.15 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. All of the comparables are one-story, single-family dwellings of either masonry or frame and masonry construction with a basement and a two-car garage. Additionally, all comparables are located within the same subarea and neighborhood code as the subject property, while two are within a quarter mile. The comparables range: in age between 48 to 57 years old; in size between 1,277 to 1,505 square feet of living area; and in assessment amount between \$20.05 and \$21.18 per square foot of living area.

In written rebuttal, the appellant argued the board of review's comparables were too dissimilar to offer accurate comparisons. The appellant reaffirmed the request for an assessment reduction.

### **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 (4<sup>th</sup> 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.

As a preliminary matter, the appellant deleted one suggested comparable (1035 S. Highland) in rebuttal evidence and substituted a new equity comparable (1026 Chestnut) in its place. This Board will not give the substituted comparable any weight. Under a Board rule, "[r]ebuttal evidence shall not consist of new evidence such as an appraisal or newly discovered comparable properties. A party to the appeal shall be precluded from submitting its own case in chief under the guise of rebuttal evidence." 86 Ill. Admin. Code §1910.66(c). The evidence referred to

above is new evidence consisting of a comparable property that could have been presented in the appellants' case in chief, meaning the evidence submitted with their appeal petition. Allowing the appellants to present it during rebuttal deprives the board of review of a fair opportunity to respond to the evidence about these properties. Accordingly, the Board has not considered this evidence.

The Board finds the best evidence of assessment equity to be the appellant's comparable #1 and the board of review's comparables #1, #3 and #4. These comparables ranged in improvement assessment from \$13.00 to \$21.18 per square foot of living area. The subject's improvement assessment of \$19.15 per square foot of living area falls within the range established by the best comparables in this record. These comparables were given more weight based on their design, living area square footage, age, amenities and/or location. All are class 2-03 dwellings of either frame and masonry or masonry construction, of similar age, similar living area square footage, with central air conditioning, and have locations within the same subarea and neighborhood code as the subject property. 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: \_\_\_\_\_

April 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

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