



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

APPELLANT: Marie Kedzior  
DOCKET NO.: 23-25892.001-R-1  
PARCEL NO.: 22-21-414-003-0000

The parties of record before the Property Tax Appeal Board are Marie Kedzior, the appellant, by attorney Kelly J. Keeling, of KBC Law Group 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:** \$6,700  
**IMPR.:** \$53,464  
**TOTAL:** \$60,164

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 two-story dwelling of masonry exterior construction with 3,601 square feet of living area. The dwelling is approximately 23 years old. Features of the home include a partial basement, central air conditioning, one fireplace, 2½ bathrooms and a 2-car garage.<sup>1</sup> The property has a 10,309 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-78 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 subject's assessment neighborhood and within 3.24 miles from

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<sup>1</sup> The Board finds the best description of the subject's property is found in the board of review's grid analysis, which was unrefuted by appellant.

the subject. The comparables are composed of class 2-78 two-story dwellings of masonry exterior construction, ranging in size from 3,661 to 3,791 square feet of living area. The homes are approximately 22 to 34 years old. Each property has a partial or full basement, 2½ or 3½ bathrooms, central air conditioning, a fireplace, and a 2-car, 2.5-car or 3-car garage.<sup>2</sup> These comparables have improvement assessments that range from \$39,832 to \$44,951 or from \$10.88 to \$11.86 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$40,656 or \$11.29 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on three equity comparables located within the subject's assessment neighborhood and within one-quarter of a mile from subject, with one property located on the same street as subject. The comparables are composed of class 2-78. two-story dwellings of masonry exterior construction ranging in size from 2,908 to 3,257 square feet of living area. The properties are approximately 25 to 31 years old. Each dwelling has a full basement, 2½ bathroom, central air conditioning, one fireplace, and a 2-car or 3-car garage. The comparables have improvement assessments that range from \$45,853 to \$51,135 or \$15.70 to \$15.81 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 seven equity comparables to support their respective positions before the Property Tax Appeal Board. The Board gives reduced weight to appellant's comparables #1, #2 and #3, and the board of review's comparable #1 which are less proximate to subject in location or differ significantly from the subject in dwelling size.

The Board finds the best evidence of assessment equity to be the appellants' comparables #4 and the board of review's comparables #2 and #3 which are more similar to the subject in dwelling size, location, age, and features. The comparables have improvement assessments that range from \$44,951 to \$51,135 or from \$11.86 to \$15.81 per square foot of living area. The subject's improvement assessment of \$40,656 or \$14.85 per square foot of living area falls below the range established by the best comparables in the record in regard to total improvement assessment and within the range in terms of per square foot of living area. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the appellant did not demonstrate with clear and convincing evidence

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<sup>2</sup> The Board finds the best description of appellant's comparables is contained in the property detail cards submitted by appellant, which the board of review did not refute.

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: June 16, 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

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

APPELLANT

Marie Kedzior, by attorney:  
Kelly J. Keeling  
KBC Law Group  
100 N. LaSalle Street  
Suite 510  
Chicago, IL 60602

COUNTY

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