



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

APPELLANT: Andrew & Maria Lesny
DOCKET NO.: 23-36072.001-R-1
PARCEL NO.: 12-26-206-063-0000

The parties of record before the Property Tax Appeal Board are Andrew and Maria Lesny, the appellants, by Brian S. Maher, attorney-at-law 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 **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: \$6,637
IMPR.: \$50,369
TOTAL: \$57,006

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 is improved with a two-story multi-family building of masonry exterior construction that contains 4,914 square feet of building area. The building is approximately 55 years old. Features of the property include a full basement with an apartment and six bathrooms. The property has a 6,321 square foot site located in River Grove, Leyden Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellants submitted information on four equity comparables composed of class 2-11 properties improved with two-story or three-story multi-family buildings of masonry exterior construction that range in size from 4,005 to 4,272 square feet of building area. The buildings range in age from 55 to 58 years old. Three comparables

have a full basement and one comparable has a slab foundation. Each property has three full bathrooms, and three comparables have an additional two half bathrooms. Each comparable also has a 2-car or 2.5-car garage. The appellant described the subject property as having six apartments while each comparable has three apartments. The comparables have the same assessment neighborhood code as the subject property. The comparables have improvement assessments ranging from \$36,486 to \$39,488 or from \$8.76 to \$9.27 per square foot of building area. The appellants requested the subject's improvement assessment be reduced to \$44,423.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$57,006. The subject property has an improvement assessment of \$50,369 or \$10.25 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 consisting of class 2-11 properties improved with two-story multi-family buildings of masonry exterior construction that have either 4,914 or 4,915 square feet of building area. The buildings are either 53 or 55 years old. Each comparable has a full basement with an apartment, and six bathrooms. The comparables have the same assessment neighborhood code as the subject property and are located along the same street and within the same block as the subject property. The comparables have improvement assessments ranging from \$54,889 to \$57,568 or from \$11.17 to \$11.71 per square foot of building area.

Conclusion of Law

The appellants contend 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 appellants did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted information on seven assessment equity comparables to support their respective positions. The Board finds the best evidence of assessment equity to be the comparables submitted by the board of review that are more similar to the subject in location, building size, and features than are the comparables provided by the appellants. The board of review comparables have improvement assessments that range from \$54,889 to \$57,568 or from \$11.17 to \$11.71 per square foot of building area. The subject's improvement assessment of \$50,369 or \$10.25 per square foot of building area falls below the range established by the best comparables in this record. Based on this record the Board finds the appellants 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: _____

August 19, 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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