



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

APPELLANT: Scott Werner
DOCKET NO.: 23-43529.001-R-1
PARCEL NO.: 14-30-109-047-0000

The parties of record before the Property Tax Appeal Board are Scott Werner, the appellant, by Andrew S. Dziuk, attorney-at-law of Andrew Dziuk, Esq. 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: \$31,140
IMPR.: \$71,738
TOTAL: \$102,878

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 is improved with a two-story dwelling of frame construction containing 2,928 square feet of living area. The dwelling is approximately 16 years old. Features of the property include a full basement with a formal recreation room, central air conditioning, two fireplaces, 2½ bathrooms, and a 2-car garage. The property has a 3,114 square foot site located in Chicago, Lake View 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 inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables consisting of class 2-78 properties improved with dwellings of frame construction that range in size from 2,432 to 2,869 square feet of living area. The dwellings are 20 to 24 years old. Each comparable has a full or partial basement, and 1½, 2½ or 3½ bathrooms. Four

of the comparables have a 2-car garage and two comparables have one or two fireplaces. The comparables have the same neighborhood code as the subject and are located from .13 to .36 of a mile from the subject property. These properties have improvement assessments ranging from \$48,105 to \$56,750 or from \$19.77 to \$20.03 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$57,886.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$102,878. The subject property has an improvement assessment of \$71,738 or \$24.50 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 comprised of two-story dwellings of frame construction that range in size from 2,609 to 3,242 square feet of living area and are 8 or 16 years old. Each property has a full basement with a formal recreation room, central air conditioning, one to three fireplaces, 2½ or 3 bathrooms, and a 2-car garage. The comparables have the same neighborhood code as the subject property and are located in the same block as the subject. Comparables #1, #2 and #4 are located along the same street as the subject property. The comparables have improvement assessments ranging from \$69,921 to \$79,850 or from \$24.50 to \$26.80 per square foot of living area. The board of review contends the building assessed value per square foot for the comparable properties is the same or greater than the subject property, which supports the assessed value as equitable.

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 Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #4 that are most like the subject property in location, age, dwelling size, and/or features. These comparables have improvement assessments that range from \$72,400 to \$79,850 or from \$24.50 to \$26.24 per square foot of living area. The subject's improvement assessment of \$71,738 or \$24.50 per square foot of living area falls below the range of the total improvement assessments but is within the range on a per square foot of living area basis as established by the best comparables in this record. The Board gives less weight to the appellant's comparables as none of these properties have central air conditioning, three comparables have no fireplace, and one comparable has no garage, all features of the subject property. The Board gives less weight to board of review comparable #3 due to differences from the subject in age. 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:

May 19, 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

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