



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

APPELLANT: Michael Fleck
DOCKET NO.: 23-48225.001-R-1
PARCEL NO.: 15-21-105-052-0000

The parties of record before the Property Tax Appeal Board are Michael Fleck, the appellant, by attorney Andrew S. Dziuk 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: \$5,628
IMPR.: \$21,372
TOTAL: \$27,000

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 one-story dwelling of masonry exterior construction with 1,541 square feet of living area. The dwelling is approximately 67 years old. The home features a basement, central air conditioning and a 2-car garage.¹ The property has an 8,040 square foot site and is located in Westchester, Proviso 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 with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables that have the same assessment neighborhood code as the subject and are located

¹ The board of review disclosed the subject has central air conditioning, which was not reported by nor was it refuted by the appellant.

within .95 of a mile from the subject property. The comparables are class 2-03 properties that are improved with single-family dwellings of masonry exterior construction ranging in size from 1,336 to 1,700 square feet of living area. The dwellings are from 67 to 75 years old. Two comparables have crawl-space foundations and three comparables have basements. Three comparables each have a fireplace and each comparable has either a 1-car, a 1.5-car or a 2-car garage. The comparables have improvement assessments that range from \$16,590 to \$20,310 or from \$11.67 to \$12.42 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$17,983 or \$11.67 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$27,000. The subject property has an improvement assessment of \$21,372 or \$13.87 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four comparables that have the same assessment neighborhood code as the subject property and are located within the same block as the subject property. The comparables are class 2-03 properties that are improved with one-story dwellings of masonry exterior construction ranging from 1,458 to 1,558 square feet of living area. The dwellings are from 66 to 69 years old. Each comparable has a basement, two of which have finished area. Three comparables have central air conditioning and each comparable has a 2-car garage. The comparables have improvement assessments that range from \$21,310 to \$22,345 or from \$13.98 to \$15.23 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 nine comparable properties for the Board's consideration. The Board has given less weight to the appellant's comparables #2, #3 and #5 due to differences from the subject in dwelling size or foundation type.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #4, along with the four comparables submitted by the board of review, which have basement foundations like the subject and are overall more similar to the subject in location, dwelling size, design and age. However, the Board finds three of the six comparables lack central air conditioning, a feature of the subject and two comparables each have a smaller garage capacity, suggesting upward adjustments for these differences would be required to make the comparables more equivalent to the subject. Conversely, one comparable has a fireplace and two comparables

have basement finish, neither of which are features of the subject, suggesting downward adjustments for these differences would be necessary. Nevertheless, the comparables have improvement assessments ranging from \$18,310 to \$22,345 or from \$11.67 to \$15.23 per square foot of living area. The subject's improvement assessment of \$21,372 or \$13.87 per square foot of living area falls within the range established by the best comparables in the record. Based on this record and after considering adjustments to the best comparables for differences from the subject, 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 21, 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

Michael Fleck, by attorney:
Andrew S. Dziuk
Andrew Dziuk, Esq.
525 North Ada Street
#29
Chicago, IL 60642

COUNTY

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