



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

APPELLANT: Michelle Penn Ponsetti  
DOCKET NO.: 23-55940.001-R-1  
PARCEL NO.: 14-05-213-026-0000

The parties of record before the Property Tax Appeal Board are Michelle Penn Ponsetti, the appellant(s), by attorney Nicholas Jordan, of Worssek & Vihon LLP 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 a reduction 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:** \$60,000  
**IMPR.:** \$26,319  
**TOTAL:** \$86,319

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant filed a timely appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (*35 ILCS 200/16-185*) 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 119-year-old, two-story, building of masonry construction containing 4,920 square feet of gross building area. The property is situated on 7,500 square feet site in Lake View Township, Cook County. It is a Class 2 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends the assessment of the subject property as established by the decision of the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2023 tax year pursuant to Section 16-185 of the Property Tax Code. *35 ILCS 200/16-185*. The appellant submitted a brief in which it was argued the subject property was an owner-occupied residence and that it was the subject matter of an appeal before the Property Tax Appeal Board in a prior

year under Docket Number 21-38449. In that appeal, the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$86,319 based on the evidence submitted by the parties. The appellant submitted a copy of that decision. The appellant asserted that tax years 2021 and 2023 were within the same general assessment period.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,638. The board of review acknowledged the appeal was filed as a "rollover" pursuant to Section 16-185 of the Property Tax Code (*35 ILCS 200/16-185*) based on the prior decision issued by the Property Tax Appeal Board and stipulated that the total assessment should be \$86,319.

In rebuttal, the appellant reaffirmed the request for an assessment reduction.

Lien years 2021 and 2023 are within the same general assessment period. *35 ILCS 200/9-220; 86 Ill.Admin.Code §1910.5(b)(12)*. The general assessment period for Lake View Township began in 2021 and renewed every three years thereafter. *Cook County, Ill., Code of Ordinances, ch. 74, §§31-32*.

### **Conclusion of Law**

The appellant raised a contention of law asserting that the assessment of the subject property as established by the Property Tax Appeal Board for the 2021 tax year should be carried forward to the 2023 tax year pursuant to Section 16-185, *supra*. When a contention of law is raised, the burden of proof is a preponderance of the evidence. *5 ILCS 100/10-15*. The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2021 tax year should be carried forward to the tax year at issue subject only to equalization as provided by Section 16-185, *supra*.

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review.

*35 ILCS 200/16-185*.

The record disclosed: that the Property Tax Appeal Board issued a decision reducing the subject's assessment for the 2021 tax year; that the subject property is an owner-occupied dwelling; that 2021 and 2023 are within the same general assessment period. The record contains no evidence that the subject property was sold in an arm's-length transaction after the

Board's decision or that the decision of the Board has been reversed or modified upon review. Therefore, the Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's prior year's decision plus the application of an equalization factor, if any.

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

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