



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

APPELLANT: Malgorzata Kycia
DOCKET NO.: 24-03234.001-R-1
PARCEL NO.: 19-11-477-021

The parties of record before the Property Tax Appeal Board are Malgorzata Kycia, the appellant, by attorney Arden Edelcup, of Tax Appeals Lake County in Lake Zurich; and the McHenry 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 **McHenry** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$23,435
IMPR.: \$73,874
TOTAL: \$97,309

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the McHenry County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 1-story dwelling of frame exterior construction with 1,371 square feet of living area. The dwelling was constructed in 1990. Features of the home include a crawl space foundation, central air conditioning, a fireplace, a 42 square foot open frame porch, and a 399 square foot garage. The property has a 12,812 square foot site and is located in Cary, Algonquin Township, McHenry County.

The appellant contends assessment inequity regarding the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on three equity comparables located within 0.47 of a mile from the subject and within the same subdivision as the subject. The comparables are improved with 1-story homes ranging in size from 1,371 to 1,381 square feet of living area that were built from 1990 to 1992. Each home has central air conditioning and a 399 square foot garage. Comparable #3 has a fireplace and a 42 square foot

open frame porch.¹ The comparables have improvement assessments ranging from \$68,942 to \$73,750 or from \$50.29 to \$53.40 per square foot of living area.

Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$68,550.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$97,309. The subject property has an improvement assessment of \$73,874 or \$53.88 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. Comparables #1, #3, and #4 are the same properties as the appellant's comparables #1, #2, and #3, respectively, described above. Comparable #2 is located 0.14 of a mile from the subject and within the subject's subdivision. The board of review submitted a map depicting the locations of these comparables in relation to the subject. This property is improved with a 1-story home with 1,371 square feet of living area that is approximately 34 years old and features central air conditioning, a 42 square foot open frame porch, a 458 square foot enclosed frame porch, and a 399 square foot garage. This comparable has an improvement assessment of \$77,603 or \$56.60 per square foot of living area.

The board of review submitted a brief contending that the appellant's comparables #1 and #2 do not have a fireplace or an open frame porch and are assessed lower than the other comparables.

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 record contains a total of four equity comparables, with three common comparables, for the Board's consideration. The Board finds these comparables are similar to the subject in dwelling size, age, location, and most features, although two comparables lack an open frame porch and three comparables lack a fireplace that are features of the subject, suggesting upward adjustments to these comparables would be needed to make them more equivalent to the subject. These comparables have improvement assessments that range from \$68,942 to \$77,603 or from \$50.29 to \$56.60 per square foot of living area. The subject's improvement assessment of \$73,874 or \$53.88 per square foot of living area falls within the range established by the best comparables in

¹ Additional details regarding the comparables not reported by the appellant are found in the board of review's evidence, which was not refuted by the appellant.

this record. 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 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: _____

November 25, 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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COUNTY

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