



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

APPELLANT: Mike Hennigan
DOCKET NO.: 24-34169.001-R-1
PARCEL NO.: 24-11-209-066-0000

The parties of record before the Property Tax Appeal Board are Mike Hennigan, the appellant, 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: \$3,893
IMPR.: \$55,107
TOTAL: \$59,000

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 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 is improved with a three-story multi-family building of masonry exterior construction containing 6,696 square feet of building area. The building is approximately 62 years old. Features of the property include a slab foundation, six bathrooms, and a 2-car garage. The property has a 5,562 square foot site located in Evergreen Park, Worth Township, Cook County. The subject is classified as a class 2-11 apartment building 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 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 3,788 to 7,887 square feet of building area. The buildings are from 45 to 64 years old. The comparables have full or

partial basements and 3 or 6 bathrooms. Comparable #1 has a two-car garage. None of the comparables have the same neighborhood code as the subject property. Their improvement assessments range from \$19,741 to \$51,205 or from \$5.21 to \$6.75 per square foot of building area. The appellant requested the improvement assessment be reduced to \$40,980.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$59,000. The subject property has an improvement assessment of \$55,107 or \$8.23 per square foot of building area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables composed of class 2-11 properties improved with three-story buildings of masonry exterior construction that range in size from 5,880 to 7,048 square feet of building area. Two comparables have slab foundations, one comparable has a crawl space foundation and one comparable has a full basement. The comparables have 6 or 7½ bathrooms. Comparable #3 also has central air conditioning and six fireplaces. The comparables have the same assessment neighborhood code as the subject property. Comparable #1 is located along the same street and within the same block as the subject property. These properties have improvement assessments ranging from \$55,251 to \$58,621 or from \$8.25 to \$9.47 per square foot of building area. The board of review contends its comparables are close to the subject in age, building size and proximity. The board of review asserted the building assessed value per square foot for the comparables are higher than the subject, which supports the assessed value as equitable.

Conclusion of Law

The appellant 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 information on eight equity comparables with the same classification code as the subject property to support their respective positions. The Board finds the best evidence of assessment equity to be board of review comparables #1, #2 and #4 that are most similar to the subject in age, location, style and size. Each of these comparables has six bathrooms as does the subject and two comparables have slab foundations like the subject property. Comparable #2 has a crawl space foundation which is superior to the subject's slab foundation. None of these comparables has a garage as does the subject property suggesting upward adjustments to the comparables to make them more equivalent to the subject for this difference would be appropriate. Each of these properties has the same neighborhood code as the subject property with comparable #1 being located along the same street and within the same block as the subject property. These three comparables have improvement assessments that range from \$55,251 to \$56,040 or from \$8.25 to \$9.47 per square foot of building area. The subject's improvement assessment of \$55,107 or \$8.23 per square foot of building area falls below the range established by the best comparables in this record. Less weight is given the appellant's comparables due to differences from the subject in location, size, style and/or foundation. Less weight is given to

board of review comparable #3 due to differences from the subject in age, foundation and features such as number of bathrooms, central air conditioning and six fireplaces. 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:

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

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