



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

APPELLANT: Steve Kierys
DOCKET NO.: 24-53899.001-R-1
PARCEL NO.: 10-29-306-001-0000

The parties of record before the Property Tax Appeal Board are Steve Kierys, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$15,522
IMPR.: \$34,912
TOTAL: \$50,434

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 consists of a 2-story dwelling of masonry exterior construction with 1,913 square feet of living area. The dwelling is approximately 75 years old. Features of the home include an unfinished basement, 1 full bathroom, one fireplace¹ and a 1-car garage. The property has an approximately 5,007 square foot site and is located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-05 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 located in the same assessment neighborhood code and within 0.26 of a mile from

¹ The Board finds the best description of the subject property was found in the Cook County Assessor's Office Property Search Details printout submitted by the appellant.

the subject property. The comparables are improved with 2-story class 2-05 dwellings of masonry or frame and masonry exterior construction ranging in size from 1,214 to 2,106 square feet of living area. The homes range from 72 to 76 years old. Each comparable has from 1½ to 3 bathrooms and a basement, with three having finished area. Three dwellings have central air conditioning, each home has one or two fireplaces and four comparables have a 1.5-car or a 2-car garage. The comparables have improvement assessments ranging from \$21,949 to \$38,863 or from \$16.85 to \$19.40 per square foot of living area. Based on this evidence, the appellant requested the subject's improvement assessment be reduced to \$34,912 or \$18.25 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 \$54,000. The subject property has an improvement assessment of \$38,478 or \$20.11 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 located in the same assessment neighborhood code and within ¼ of a mile from the subject property. The comparables are improved with 2-story class 2-05 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 1,854 to 1,972 square feet of living area. The homes are 74 or 75 years old. Each comparable has from 2 to 4½ bathrooms and a 2-car garage. Three dwellings have an unfinished basement and one comparable has a concrete slab foundation. Three homes have central air conditioning and one property has a fireplace. The comparables have improvement assessments ranging from \$39,738 to \$44,004 or from \$20.29 to \$23.73 per square foot of living area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted nine equity comparables for the Board's consideration. The Board gives reduced weight to appellant comparables #2, #4 and #5 along with board of review comparables #1 and #3 which are less similar to the subject in foundation type, finished basement area, dwelling size, have 2 or 3 additional full bathrooms and/or lack a garage amenity when compared to other properties in the record.

The Board finds the best evidence of assessment equity to be appellant comparables #1 and #3 as well as board of review comparables #2 and #4 which are more similar to the subject in location, age, design, dwelling size and unfinished basement feature. However, each of these properties has at least one additional full bathroom and larger garage capacity while two of these comparables feature central air conditioning when compared to the subject, which suggests downward adjustments are needed to make these properties more equivalent to the subject.

These best comparables have improvement assessments ranging from \$32,047 to \$40,004 or from \$18.45 to \$20.56 per square foot of living area. The subject's improvement assessment of \$38,478 or \$20.11 per square foot of living area falls within the range established by the best comparables in this record. However, after considering adjustments to the best comparables for differences from the subject, the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment, commensurate with the request, is 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: _____

July 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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