



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

APPELLANT: Jan Bryjak  
DOCKET NO.: 10-20436.001-R-1  
PARCEL NO.: 12-02-228-023-0000

The parties of record before the Property Tax Appeal Board are Jan Bryjak, the appellants, by attorney Christopher G. Walsh, Jr. in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds an increase 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:** \$5,468  
**IMPR.:** \$57,516  
**TOTAL:** \$62,984

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property is improved with a two-story dwelling of masonry construction containing 2,788 square feet of living area. The dwelling was 7 years old. Features of the home include a full basement with finished recreation room, central air conditioning, a fireplace and a one-car attached garage. The property has a 6,250 square foot site and is located in Park Ridge, Norwood Park Township, Cook County.

The appellant's appeal is based on assessment equity. The appellant submitted information on four comparable properties described as two-story dwellings of masonry or frame and masonry construction that ranged in size from 2,549 to 2,821 square feet of living area. The dwellings ranged in age from 51 to 59 years old. Each comparable has the same neighborhood code as the subject property with one comparable located on the subject's street in the same block as the subject property. Three of the comparables have a partial basement with one of the comparables having a finished basement recreation room. Three comparables have central air conditioning. Garages for the four comparables

are one or two-car. The comparables have improvement assessments ranging from \$39,535 to \$47,079 or from \$15.33 to \$17.51 per square foot of living area. The subject's improvement assessment is \$54,450 or \$19.53 per square foot of living area. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment to \$44,524 or \$16.45 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final assessment was disclosed. The board of review presented descriptions and assessment information on four comparable properties improved with two-story dwellings of masonry or frame and masonry construction that range in size from 2,695 to 2,857 square feet of living area. The dwellings ranged in age from 4 to 11 years old. Each has the same neighborhood code as the subject property. Features of the comparables include a full unfinished basement, central air conditioning, one or two fireplaces and a two-car garage. These properties have improvement assessments ranging from \$55,194 to \$60,120 or from \$20.23 to \$21.14 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds an increase in the subject's assessment is warranted.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989); 86 Ill.Admin.Code 1910.63(e). After an analysis of the assessment data, the Board finds the subject dwelling is under-assessed with respect to uniformity of assessments.

The parties to the appeal submitted a total of eight comparable properties into the record for the Board's consideration. The Board gave reduced weight in its analysis to all four of the appellant's comparables. The comparables ranged in age from 51 to 59 years old, significantly older than the subject at 7 years. In addition, none of the suggested comparables had a fireplace, one comparable had a crawl space and only one comparable had a finished recreation room. The Board finds the

board of review comparables are the most similar to the subject in size, style, exterior construction, features and age. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These comparables had improvement assessments that ranged from \$20.23 to \$21.14 per square foot of living area. The subject's improvement assessment of \$19.53 per square foot of living area falls below the range established by the best comparables in this record. Based on this record the Board finds an increase in the subject's assessment 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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

Member

*Mario Morris*

Member

*J. R.*

Member

DISSENTING:

C E R T I F I C A T I O N

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 18, 2014

*Allen Castrovillari*

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 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 the subsequent year 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.

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.