



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

APPELLANT: Ted Kamberos
DOCKET NO.: 10-34926.001-R-1
PARCEL NO.: 14-33-100-013-0000

The parties of record before the Property Tax Appeal Board are Ted Kamberos, the appellant, by attorney Arnold G. Siegel of Siegel & Callahan, P.C. in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$13,237
IMPR.: \$51,085
TOTAL: \$64,322

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 2010 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 two-story dwelling of masonry construction with 1,610 square feet of living area. The dwelling is 131 years old and features a full unfinished

basement.¹ The property has a 1,765 square foot site and is located in Chicago, North Chicago 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 overvaluation as the basis of the appeal. In support of this argument the appellant submitted an appraisal estimating the subject property had a market value of \$540,000 as of January 1, 2009. The appellant's appraisal included an appraisal review. The appellant's evidence included a letter from the appellant's appraisers revealing a preliminary opinion of value for the subject as of June 14, 2010. The appraisers' find the subject's value is substantially the same as the indicated value in their previous reports.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$64,322. The subject's assessment reflects a market value of \$643,220 or \$399.52 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales.

Under rebuttal, the appellant's attorney submitted a brief critiquing the board of review's submission.

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the appellant's appraisal comparables #1 and #2, as well as the

¹ The parties differ as to the subject dwellings story height, age, condition, number of bathrooms, number of bedrooms, number of fireplaces and whether the dwelling has central air conditioning.

board of review's comparable sales #1, #2 and #4. These comparables were most similar to the subject in location, size, age and features. The Board finds the appellant's attorney's rebuttal argument, that the board of review used comparables that have finished basements and larger lots lacks weight, due to the appellant's appraisers' use of dwellings that have finished basements and larger lots. The Board gave less weight to the board of review's comparable #3, due to its deluxe condition and significantly larger lot, when compared to the subject. The best comparable sales occurred from May 2009 to May 2010 for prices ranging from \$515,000 to \$1,300,000 or from \$263.02 to \$654.58 per square foot of living area, including land. The subject's assessment reflects a market value of \$643,220 or \$399.52 per square foot of living area, including land, which is within the range established by the best comparable sales in the record. Based on this evidence the Board finds 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.

Chairman

Klaus Albrecht

Member

[Signature]

Member

Jerry White

Member

Robert Steffen

Acting Member

Acting 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: January 22, 2016

[Signature]

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.