



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

APPELLANT: Steven Telkamp  
DOCKET NO.: 19-40683.001-R-1  
PARCEL NO.: 13-17-315-027-0000

The parties of record before the Property Tax Appeal Board are Steven Telkamp, the appellant, by attorney Robert Rosenfeld, of Robert H. Rosenfeld and Associates, LLC 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:** \$4,687  
**IMPR.:** \$26,780  
**TOTAL:** \$31,467

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 2019 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 multi-family building of frame exterior construction with 2,914 square feet of building area. The building is approximately 92 years old. Features of the building include a full basement with an apartment and a 2-car garage. The property has a 3,750 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-11 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 four equity comparables that are located within the same neighborhood code as the subject property. The comparables are each improved with class 2-11 multi-family buildings of frame exterior construction ranging in size from 2,385 to 3,794 square feet of building area. The buildings

range in age from 105 to 107 years old. Each comparable has a full basement and a 1-car to a 2.5-car garage.<sup>1</sup> The comparables have improvement assessments ranging from \$17,275 to \$29,281 or from \$7.24 to \$8.00 per square foot of building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced to \$22,176 or \$7.61 per square foot of building area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$31,467. The subject property has an improvement assessment of \$26,780 or \$9.19 per square foot of building area. In support of its contention of the correct assessment, the board of review submitted information on three equity comparables that are located within the same neighborhood code as the subject property. The comparables are improved with two-story class 2-11 multi-family buildings of frame exterior construction ranging in size from 2,200 to 2,288 square feet of building area. The buildings are either 92 or 95 years old. The comparables have full basements with two having finished area. One comparable has central air conditioning. Each comparable has a 2-car garage. The comparables have improvement assessments ranging from \$22,737 to \$27,617 or from \$10.34 to \$12.07 per square foot of building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 parties submitted seven suggested comparables for the Board's consideration. The Board finds that none of the comparables are truly similar in building size to the subject. Nevertheless, the Board gives less weight to the appellant comparables due to their older ages when compared to the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables which have varying degrees of similarity to the subject in location, design, exterior construction, age and other features, but have significantly smaller building sizes in contrast to the subject. These comparables have improvement assessments of \$22,737 to \$27,617 or from \$10.34 to \$12.07 per square foot of building area. The subject property's improvement assessment of \$26,780 or \$9.19 per square foot of building area falls within the range established by the board of review comparables in this record but below on a per square foot basis and is justified based on its superior attributes and larger building size. Furthermore, due to economies of scale, accepted real estate valuation theory provides, all other factors being equal, as the size of a

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<sup>1</sup> The appellant's attorney did not provide sufficient descriptive detail for three of the comparables in the Section V Grid analysis.

property increases, its per unit value decreases. Likewise, as the size of a property decreases, its per unit value increases. Due to its larger size, the subject's assessment is well supported by the equity evidence contained in this record. Based on this record and after considering adjustments to the best comparables for differences when compared to 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: September 21, 2021



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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