



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

APPELLANT: Matthew Kemper  
DOCKET NO.: 20-20169.001-R-1  
PARCEL NO.: 16-06-203-022-0000

The parties of record before the Property Tax Appeal Board are Matthew Kemper, the appellant, by attorney Robert Rosenfeld of Robert H. Rosenfeld & Associates, LLC in Northbrook, 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:** \$8,215  
**IMPR.:** \$32,953  
**TOTAL:** \$41,168

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 2020 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 two-story dwelling of masonry construction containing 1,978 square feet of living area. The dwelling is approximately 79 years old. Features of the property include a full basement with a recreation room, central air conditioning, two fireplaces, 2½ bathrooms, and a 1½-car detached garage. The property has a 6,200 square foot site located in Oak Park, Oak Park 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 four equity comparables composed of class 2-05 properties of masonry construction that range in size from 1,998 to 2,136 square feet of living area. The homes range in age from 92 to 95 years old. Each comparable has a full basement with a recreation room, central air conditioning, one fireplace, 2

or 2½ bathrooms, and a two-car detached garage. The comparables have the same neighborhood code as the subject property. Their improvement assessments range from \$30,300 to \$32,887 or from \$14.64 to \$15.44 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$30,006.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$41,168. The subject property has an improvement assessment of \$32,953 or \$16.66 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 improved with two-story dwellings of masonry construction that range in size from 1,910 to 2,225 square feet of living area. The homes range in age from 83 to 93 years old. Each comparable has a full basement with two having finished area, central air conditioning, one fireplace, 2½ bathrooms, and a two-car garage. The comparables have the same classification code and neighborhood code as the subject property. These properties have improvement assessments ranging from \$37,497 to \$41,300 or from \$18.07 to \$19.63 per square foot of living area.

### **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 comparables that are similar to the subject in location, dwelling size, style, and features. The appellant's comparables and board of review comparables #1 and #4 are from approximately 13 to 16 years older than the subject dwelling indicating that upward adjustments for age may be appropriate to make these comparables more equivalent to the subject dwelling. The comparables submitted by the parties have improvement assessments that range from \$30,300 to \$41,300 or from \$14.64 to \$19.63 per square foot of living area. Board of review comparables #2 and #3 are most similar to the subject in age and have improvement assessments of \$40,206 and \$38,216 or \$18.07 and \$19.44 per square foot of living area, respectively. The subject's improvement assessment of \$32,953 or \$16.66 per square foot of living area falls within the range established by the comparables in this record and is below the comparables most similar to the subject in age. 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:

May 21, 2024



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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