



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

APPELLANT: Dave Kalis
DOCKET NO.: 20-32079.001-R-1
PARCEL NO.: 18-05-410-003-0000

The parties of record before the Property Tax Appeal Board are Dave Kalis, the appellant, by Amy C. Floyd, Attorney at Law 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: \$5,655
IMPR.: \$38,437
TOTAL: \$44,092

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 frame and masonry exterior construction containing 1,975 square feet of living area. The dwelling is approximately 70 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, 2½ bathrooms, and a detached 1.5-car garage. The property has a 7,800 square foot site located in La Grange, Lyons 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 as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables improved with two-story dwellings of masonry, frame, or frame and masonry exterior construction that range in size from 1,844 to 1,980 square feet of living area. The homes range in age from 63 to 76 years old. Each comparable has a partial basement with two having finished area, three comparables have central air conditioning, one comparable has a fireplace, the comparables have one or two full

bathrooms, and two comparables have an additional ½ bathroom. The appellant did not disclose whether the comparables have garages, however, copies of photographs of the comparables depict three as having an attached or detached garage. These properties have the same classification code and neighborhood code as the subject property. Their improvement assessments range from \$25,223 to \$34,054 or from \$13.19 to \$18.47 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$32,983.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$44,092. The subject property has an improvement assessment of \$38,437 or \$19.46 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 composed of two-story dwellings of frame and masonry exterior construction that range in size from 1,945 to 2,232 square feet of living area. The homes range in age from 64 to 78 years old. Each property has a full or partial basement with one having finished area, 2 or 2 ½ bathrooms, and a 1-car, 2-car, or a 2.5-car garage. Three comparables have central air conditioning, and one comparable has a fireplace. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$38,615 to \$57,867 or from \$19.85 to \$27.43 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 to support their respective positions. The Board gives less weight to appellant's comparable #1 as there was no showing this property has a garage as does the subject property. The Board gives less weight to board of review comparable #1 due to differences from the subject dwelling in size, being approximately 23% larger than the subject home. The Board finds the best evidence of assessment equity to be appellant's comparables #2, #3 and #4 as well as board of review comparables #2, #3 and #4. The comparables are similar to the subject in size, age, and most features with the exception four of the comparables have unfinished basements while the subject has finished basement area; two comparables have no central air conditioning while the subject has central air condition, and four comparables have ½ or 1 fewer bathrooms than the subject, suggesting these comparables would need upward adjustments to make them more equivalent to the subject for these features. Conversely, appellant's comparable #4 has one fireplace, a feature the subject does not have, indicating this comparable would need a downward adjustment for this amenity. These comparables have improvement assessments that range from \$31,971 to \$57,867 or from \$16.15 to \$27.43 per square foot of living area. The subject's improvement assessment of \$38,437 or \$19.46 per square foot of living area falls within the range established by the best comparables in this record and is well supported given the suggested adjustments. 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: June 18, 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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