



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

APPELLANT: Ted Karabetsos
DOCKET NO.: 21-35297.001-R-1
PARCEL NO.: 12-25-403-046-0000

The parties of record before the Property Tax Appeal Board are Ted Karabetsos, the appellant, by attorney Andreas Mamalakis, of the Law Offices of Andreas Mamalakis in Kenosha; 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: \$3,937
IMPR.: \$32,429
TOTAL: \$36,366

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 2021 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 2-story, multi-family building of masonry exterior construction with 3,640 square feet of gross building area. The building is approximately 62 years old. Features include a full basement finished with an apartment, three full bathrooms, and two fireplaces.¹ The property has a 4,375 square foot site and is located in Elmwood Park, Leyden Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

¹ The Board finds the best description of the subject's basement was found in the evidence presented by the appellant which disclosed in Section III of the appeal petition that the subject had a full basement finished with an apartment and this was corroborated in the appellant's Section V gird analysis. The appellant also disclosed in Section III that the subject had two fireplaces which was not disclosed by the board of review.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted two grid analyses with information on five equity comparables located within the subject's assessment neighborhood code. For clarity in the record, the single comparable on the second grid was renumbered as #5. The comparables are improved with 2-story or 3-story, class 2-11 multi-family buildings of masonry exterior construction ranging in size from 3,960 to 4,312 square feet of gross building area. The buildings range in age from 46 to 68 years old. Each comparable has a full basement with finished area, three or six full bathrooms with two of these also having one or two half bathrooms, one or two fireplaces, and a 2-car garage. Two comparables each have central air conditioning. The comparables have improvement assessments ranging from \$29,898 to \$32,643 or from \$7.38 to \$7.59 per square foot of gross building area. Based on this evidence, the appellant requested that the subject's improvement assessment be reduced.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$36,366. The subject property has an improvement assessment of \$32,429 or \$8.91 per square foot of gross building area.

In support of its contention of the correct assessment, the board of review submitted information on four comparables located within the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-11 multi-family buildings of masonry exterior construction ranging in size from 2,926 to 3,024 square feet of gross building area. The buildings range in age from 48 to 53 years old. Each comparable has a full or partial basement with finished area and three full bathrooms with one of these having three additional half bathrooms. Three comparables each have from a 2-car to a 3-car garage. The comparables have improvement assessments ranging from \$28,184 to \$33,078 or from \$9.37 to \$10.94 per square foot of gross building area. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 nine suggested equity comparables for the Board's consideration with varying degrees of similarity to the subject in property characteristics requiring appropriate adjustments for these differences to make them more equivalent to the subject. Eight comparables have a garage amenity, unlike the subject; four comparables differ substantially from the subject in age; eight comparables differ substantially from the subject in building size; five comparables have a larger bathroom count than the subject; two comparables have central air conditioning, which the subject lacks; five comparables feature one or two fireplaces, unlike the subject; and one comparable has a 3-story design, in contrast to the subject's 2-story design.

Nevertheless, the comparables have improvement assessments ranging from \$28,184 to \$33,078 or from \$7.38 to \$10.94 per square foot of gross building area. The subject's improvement assessment of \$32,429 or \$8.91 per square foot of gross building area falls within the range established by the comparables in this record. 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: _____

December 23, 2025



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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Ted Karabetsos, by attorney:
Andreas Mamalakis
Law Offices of Andreas Mamalakis
4844 89th Place
Kenosha, WI 53142

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602