



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

APPELLANT: George Karcazes
DOCKET NO.: 22-24531.001-R-1
PARCEL NO.: 05-29-319-019-0000

The parties of record before the Property Tax Appeal Board are George Karcazes, the appellant, by Abby L. Strauss, attorney-at-law of Schiller Law P.C. 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: \$28,500
IMPR.: \$60,070
TOTAL: \$88,570

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 2022 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 3,145 square feet of living area. The dwelling is approximately 57 years old. Features of the home include a full basement with a formal recreation room, central air conditioning, two fireplaces, three bathrooms, and a 2-car garage.¹ The property has a 14,250 square foot site located in Wilmette, New Trier Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on six equity

¹ The board of review described the subject as having a full basement with a formal recreation room, which was not refuted by the appellant.

comparables consisting of class 2-78 properties improved with dwellings of frame and masonry exterior construction that range in size from 3,044 to 3,417 square feet of living area. The dwellings range in age from 47 to 62 years old. Each property has a full or partial basement, central air conditioning, one or two fireplaces, one to three bathrooms, and a 2-car garage. The appellant did not disclose whether the basements have finished area. These properties have the same assessment neighborhood code as the subject property. The comparables have improvement assessments that range from \$47,000 to \$62,152 or from \$14.24 to \$18.56 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$54,629.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$88,570. The subject property has an improvement assessment of \$60,070 or \$19.10 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 class 2-78 properties improved with two-story dwellings of masonry or frame and masonry exterior construction that range in size from 3,013 to 3,483 square feet of living area. The dwellings range in age from 46 to 59 years old. Each property has a full basement with two having finished area, central air conditioning, one to three fireplaces, two or three full bathrooms, one or two ½ bathrooms, and a 2-car garage. The comparables have the same assessment neighborhood code as the subject and are located in the same block or ¼ of a mile from the subject property. Comparables #1, #2 and #3 are located along the same street as the subject property. The comparables have improvement assessments ranging from \$60,494 to \$74,954 or from \$19.16 to \$24.88 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 ten equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The comparables range in size from 3,013 to 3,483 square feet of living area and in age from 46 to 62 years old. The comparables vary from the subject in features requiring adjustments to make them more equivalent to the subject property for these differences. The appellant did not disclose whether his comparables have finished basement area, as the subject has, which does detract from the Boards ability to make a complete determination of the similarity of the comparables to the subject. Notwithstanding the lack of information about basement finish, appellant's comparables #1, #2, #3, #4 and #6 would require upward adjustments for differences from the subject such as having partial basements, fewer bathrooms, and/or fewer fireplaces. Board of review comparables #2 and #4 would require upward adjustments due to having unfinished basements, fewer bathrooms and fewer fireplaces than the subject. Conversely, board

of review comparables #1 and #3 would require downward adjustments due to having more bathrooms and/or more fireplaces than the subject. The comparables have improvement assessments that ranged from \$47,000 to \$74,954 or from \$14.24 to \$24.88 per square foot of living area. Board of review comparables #1, #2 and #3 are most similar to the subject in terms of location and have improvement assessments ranging from \$60,494 to \$71,176 or from \$19.16 to \$21.28 per square foot of living area. The subject's improvement assessment of \$60,070 or \$19.10 per square foot of living area falls within the range established by the comparables in this record and is below the range established by the best comparables in terms of location. Based on this record, after considering the appropriate adjustments to the comparables for differences from the subject property, 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: _____

August 19, 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

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