



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

APPELLANT: Steve Karas
DOCKET NO.: 22-34649.001-R-1
PARCEL NO.: 09-35-420-013-0000

The parties of record before the Property Tax Appeal Board are Steve Karas, the appellant, by Dimitrios Trivizas, attorney-at-law of Dimitrios P. Trivizas, Ltd. in Skokie, 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: \$14,642
IMPR.: \$71,357
TOTAL: \$85,999

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 consists of a two-story dwelling of masonry exterior construction that contains 3,702 square feet of living area. The home is approximately 24 years old. Features of the property include a full unfinished basement, central air conditioning, one fireplace, 3½ bathrooms, and a 2-car garage. The property has an 8,613 square foot site and is located in Park Ridge, Maine 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 five 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 2,832 to 3,706 square feet of living area. The homes range in age from 30 to 54 years old. Each comparable has a full

basement, central air conditioning, and a 2-car garage. The comparables have 2, 2½ or 3½ bathrooms. Four comparables have 1 or 2 fireplaces. The comparables have the same assessment neighborhood code as the subject property and are located from approximately .4 to 1 mile from the subject property. Their improvement assessments range from \$44,689 to \$62,664 or from \$15.59 to \$16.97 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$59,565.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$85,999. The subject property has an improvement assessment of \$71,357 or \$19.28 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 exterior construction that range in size from 3,614 to 3,724 square feet of living area. The homes range in age from 14 to 18 years old. Each property has a full unfinished basement, central air conditioning, two or three fireplaces, 2½ or 3½ bathrooms, and a 1-car, 2-car or 2½-car garage. Comparable #1 is depicted as having other improvements but no further descriptive information was provided. The comparables have the same assessment neighborhood code as the subject property and are located in the same block or ¼ of a mile from the subject property. The comparables have improvement assessments ranging from \$78,333 to \$97,870 or from \$21.08 to \$26.54 per square foot of living area.

The board of review asserted that three out of five of the appellant's comparables are 20 years older than the subject and appellant's comparable #1 is 900 square foot smaller than the subject dwelling. The board of review further stated that its comparables are within 100 square feet the size of the subject, located in the same block or ¼ of a mile from the subject, and within 10 years of age of the subject dwelling.

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 nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The Board gives less weight to appellant's comparables #1, #2 and #4 due to differences from the subject dwelling in age and/or size. The Board finds the best evidence of assessment equity to be appellant's comparables #3 and #5 as well as the board of review comparables that range in size from 3,584 to 3,724 square feet of living area and in age from 14 to 31 years old. The comparables have varying degrees of similarity to the subject requiring adjustments to make them more equivalent to the subject property. These six comparables have improvement assessments that range from \$60,812 to \$97,870 or from \$16.95 to \$26.54 per square foot of

living area. The subject's improvement assessment of \$71,357 or \$19.28 per square foot of living area falls within the range established by the best comparables in this record and is below each of the board of review comparables. Based on this record, after considering the appropriate adjustments to the best comparables, 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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