



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

APPELLANT: Steven Telkamp
DOCKET NO.: 22-36835.001-R-1
PARCEL NO.: 10-31-311-005-0000

The parties of record before the Property Tax Appeal Board are Steven Telkamp, the appellant, by Robert Rosenfeld, attorney-at-law 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: \$9,610
IMPR.: \$21,286
TOTAL: \$30,896

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 1.6-story dwelling of masonry exterior construction containing 991 square feet of living area. The dwelling is approximately 81 years old. Features of the property include a full basement with finished area, two bathrooms, and a 2-car garage.¹ The property has a 3,844 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-02 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 four equity comparables composed of class 2-02 properties improved with one-story dwellings of masonry exterior construction that range in size from 933 to 997 square feet of living area. The dwellings

¹ For purposes of this appeal the Board accepts the appellant's description of the subject dwelling.

range in age from 63 to 70 years old. Each comparable has a full basement, 1 or 1½ bathrooms, and a 1½-car, 2-car or 2½-car garage. The comparables have the same assessment neighborhood code as the subject property and are located from 492 feet to .4 of a mile from the subject property. Comparable #1 is located along the same street and within the same block as the subject property. Their improvement assessments range from \$16,350 to \$20,000 or from \$17.21 to \$20.06 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$19,097.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,896. The subject property has an improvement assessment of \$21,286 or \$21.48 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 2-02 properties improved with one-story dwellings of masonry exterior construction that range in size from 895 to 991 square feet of living area. The dwellings range in age from 76 to 86 years old. Each comparable has a full basement with two having finished area, one to two bathrooms, and a 1-car, 1.5-car or 2-car garage. The comparables have the same assessment neighborhood code as the subject property and are located in the "subarea," same block, or ¼ of a mile from the subject property. The comparables have improvement assessments ranging from \$26,000 to \$31,865 or from \$29.05 to \$33.86 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 assessment equity comparables that have the same classification code and neighborhood code as the subject property to support their respective positions. The comparables are improved with homes similar to the subject in age, size, and exterior construction although they differ from the subject in style being 1-story dwellings whereas the subject is a 1.6-story dwelling. The comparables have varying degrees of similarity to the subject in features with seven comparables having fewer bathrooms than the subject, four comparables having smaller garages than the subject, and at least two comparables have unfinished basements unlike the subject's finished basement, indicating these comparables would require upward adjustments to make them more equivalent to the subject for these differences. The appellant did not disclose whether his comparables have finished basement area, which detracts from the Board's ability to more accurately determine their degree of similarity to the subject property. Conversely, appellant's comparable #2 has a larger garage than the subject indicating a downward adjustment to the comparable for this dissimilarity would be appropriate. The comparables submitted by both parties have improvement assessments that range from \$16,350 to \$31,865 or from \$17.21 to \$33.86 per square foot of living area. The subject's improvement assessment of \$21,286 or \$21.48 per square foot of living area falls within

the range established by the comparables in this record. Based on this record, after considering the appropriate adjustments to the comparables for differences from the subject, 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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