



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

APPELLANT: George Karras
DOCKET NO.: 22-37102.001-R-1
PARCEL NO.: 13-02-418-007-0000

The parties of record before the Property Tax Appeal Board are George Karras, 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: \$10,500
IMPR.: \$33,336
TOTAL: \$43,836

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 1.5-story dwelling of masonry exterior construction containing 1,776 square feet of living area. The dwelling is approximately 95 years old. Features of the property include a full basement with a formal recreation room, central air conditioning, one fireplace, two bathrooms, and a 2-car garage. The property has a 3,750 square foot site located in Chicago, Jefferson Township, Cook County. The subject is classified as a class 2-03 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 2-03 properties improved with one-or-more-story dwellings of masonry exterior construction that range in size from 1,560 to 1,771 square feet of living area. The homes range in age from 65 to 96 years old. Each property has a full basement, central air

conditioning, and a 1-car or a 2-car garage. The comparables have 1 or 2 full bathrooms and three comparables have an additional 1 or 2 half bathrooms. These properties have the same assessment neighborhood code as the subject property and are located from 69 feet to 1 mile from the subject property. Their improvement assessments range from \$23,405 to \$28,510 or from \$14.40 to \$17.83 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$27,919.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$43,836. The subject property has an improvement assessment of \$33,336 or \$18.77 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on three equity comparables consisting of class 2-03 properties improved with 1-story or 1.5-story dwellings of masonry exterior construction that range in size from 1,404 to 1,623 square feet of living area. The homes range in age from 83 to 95 years old. Each property has a full basement with two having finished area, 1½ or 2 bathrooms, and a 2-car garage. Two comparables each have one fireplace. These properties have the same assessment neighborhood code as the subject and are located approximately ¼ of a mile from the subject. The comparables have improvement assessments of \$32,500 and \$33,500 or from \$20.64 to \$23.15 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 seven 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 comparable #3 due to differences from the subject in age. The Board gives less weight to board of review comparable #3 due to differences from the subject in dwelling size. The five remaining comparables range in size from 1,553 to 1,771 square feet of living area and in age from 83 to 96 years old. The comparables have varying degrees of similarity to the subject in features requiring adjustments to make them more equivalent to the subject property. Four comparables have ½ or 1 less bathroom than the subject requiring an upward adjustment for this difference; two comparables have no central air conditioning, a feature of the subject property, necessitating an upward adjustment for this difference; four comparables have no fireplace, a feature of the subject, requiring an upward adjustment; and two comparables have a smaller garage than the subject suggesting an upward adjustment for this dissimilarity. Furthermore, board of review comparable #2 has an unfinished basement whereas the subject has finished basement area indicating an upward adjustment for this difference would be appropriate. The appellant did not report whether his comparables have finished basement area, which does detract from the Board's ability to determine what adjustment, if any, would be appropriate to make the comparables more equivalent to the subject. Conversely, appellant's

comparable #2 has an additional ½ bathroom the subject does not have indicating a downward adjustment would be needed. These five comparables have improvement assessments that range from \$23,405 to \$33,500 or from \$14.40 to \$20.93 per square foot of living area. The subject's improvement assessment of \$33,336 or \$18.77 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, after consideration of the appropriate adjustments to the best comparables to make them more equivalent to 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: July 15, 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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