



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

APPELLANT: Kim Bitzer  
DOCKET NO.: 22-37814.001-R-1  
PARCEL NO.: 02-22-103-007-0000

The parties of record before the Property Tax Appeal Board are Kim Bitzer, the appellant, by attorney Eric Feldman, of Eric Feldman & Assoc. 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 **A Reduction** 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:** \$5,696  
**IMPR.:** \$18,447  
**TOTAL:** \$24,143

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 one-story dwelling of frame exterior construction with 1,419 square feet of living area and which is approximately 69 years old. Features include a concrete slab foundation, central air conditioning, a fireplace, and a two-car garage. The property has a 9,494 square foot site and is located in Palatine, Palatine 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 assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on five equity comparables located in the same neighborhood code and within .46 of a mile from the subject. The comparables consist of class 2-03 one-story dwellings of frame, or frame and masonry exterior construction which range in age from 63 to 70 years old. The dwellings range in size

from 1,301 to 1,567 square feet of living area. Two comparables have either a concrete slab or a crawl-space foundation, and three comparables have partial unfinished basements. Two homes have central air conditioning. Two comparables have one and two fireplaces, respectively. Each comparable has either a one-car or a two-car garage. The comparables have improvement assessments ranging from \$14,000 to \$17,843 or from \$10.03 to \$12.93 per square foot of living area.

Based on this evidence, the appellant requested a reduced improvement assessment of \$16,588 or \$11.69 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the final decision disclosing the total assessment for the subject of \$26,754. The subject property has an improvement assessment of \$21,058 or \$14.84 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 located in the same neighborhood code as the subject and ¼ of a mile from the subject. The comparables consist of class 2-03 one-story dwellings of frame exterior construction which are 63 to 70 years old. The dwellings range in size from 1,182 to 1,301 square feet of living area. Two comparables have unfinished full and partial basements, respectively, and comparable #2 has a crawl-space foundation. Comparable #3 has central air conditioning and comparable #2 has a fireplace. Each comparable has a two-car garage. The comparables have improvement assessments ranging from \$21,466 to \$22,304 or from \$17.14 to \$18.16 per square foot of living area.

Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The taxpayer 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 met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board which are similar to the subject in neighborhood code and classification. The Board has given reduced weight to appellant's comparables #2, #3 and #5 as well as board of review comparables #1 and #3, due to basement foundations, which differ from the subject's concrete slab. In addition, the Board has given reduced weight to board of review comparable #2 due to its smaller dwelling size and lack of central air conditioning, which is an amenity of the subject.

The Board finds the best equity comparables in the record are the appellant's comparables #1 and #4, which are relatively similar to the subject in age of 68 and 70 years old, dwelling sizes and foundation types of slab or crawl-space foundations. Each comparable necessitates adjustments for either lack of a fireplace and having more fireplaces than the subject necessitating adjustments to each property for this difference. The best comparables in the record have improvement assessments of \$15,721 and \$16,746 or of \$10.03 and \$12.87 per square foot of living area. The subject has an improvement assessment of \$21,058 or \$14.84 per square foot of living area which is above the best comparables in the record both in terms of overall improvement assessment and on a per-square-foot of living area.

Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject to make the comparables more similar to the subject, the Board finds the appellant established with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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: \_\_\_\_\_

November 25, 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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