



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

APPELLANT: Steven & Sheree Kodros  
DOCKET NO.: 07-25661.001-R-1  
PARCEL NO.: 04-26-203-064-0000

The parties of record before the Property Tax Appeal Board are Steven & Sheree Kodros, the appellant(s); and the Cook County Board of Review.

Based on the facts and exhibits presented, 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:** \$27,105  
**IMPR.:** \$197,660  
**TOTAL:** \$224,765

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 22,588 square foot parcel of land improved with a seven year old, two-story, masonry, single-family dwelling containing three and one-half baths, air conditioning, two fireplaces, and a full, unfinished basement. The appellant argued unequal treatment in the assessment process as the basis of this appeal.

In support of the equity argument, the appellant submitted descriptions and assessment information on a total of 13 properties suggested as comparable and located within three and one-half miles of the subject. The properties are described as two-story, masonry or frame and masonry, single-family dwellings with between two and one-half and five and two-half baths, air conditioning, between one and four fireplaces, and full basement with three finished. The properties range: in age from seven to 23 years; in size from 5,002 to 13,187 square feet of living area; and in improvement assessments from \$19.21 to \$29.25 per square foot of living area. Colored photographs of the subject and the suggested comparables were also submitted.

The appellant asserted that the subject is over assessed based on the 13 suggested comparables. The appellant submitted several charts and grids comparing these properties to the subject.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's improvement assessment of \$197,660 or \$33.40 per square foot of living area was disclosed. In support of the subject's assessment, the board of review presented descriptions and assessment information on a total of four properties suggested as comparable and located within the subject's neighborhood with two properties located on the subject's block. The properties are described as two-story, masonry, single-family dwellings with four and one-half or four and two-half baths, air conditioning, between one and four fireplaces, and a full basement with one finished. The properties range: in age from three to seven years; in size from 5,476 to 6,051 square feet of living area; and in improvement assessment from \$3.81 to \$38.59 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal.

The appellant contends unequal treatment in the subject's improvement assessment as the basis of the appeal. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). After an analysis of the assessment data, the PTAB finds the appellant has not met this burden.

The parties submitted a total of 17 properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #1, #2, #4 and #5 and the board of review's comparables #1 and #4 most similar to the subject in location, size, age, design, and amenities. Due to their similarities to the subject, these comparables received the most weight in the PTAB's analysis. The properties are masonry or frame and masonry, two-story, single-family dwellings located on the subject's block or one block over. The properties range: in age from three to 16 years; in size from 5,002 to 6,384 square feet of living area; and in improvement assessment from \$3.81 to \$33.56 per square foot of living area. In comparison, the subject's improvement assessment of \$33.40 per square foot of living area is within the range of these comparables. Of the most similar comparables, The PTAB gave less weight to the board of review's comparable #1 as the assessment is significantly lower than any other comparable's assessment and it appears this is an anomaly. The remaining comparables were given less weight due to disparities in size, amenities, and/or location. After considering adjustments and the differences in both parties'

comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is supported and a reduction in the subject's assessment is not warranted.

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.

*Ronald R. Cuit*

Chairman

*K. L. Fern*

Member

*Frank A. Huff*

Member

*Mario M. Louie*

Member

*Shawn R. Lerbis*

Member

DISSENTING: \_\_\_\_\_

C E R T I F I C A T I O N

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: March 18, 2011

*Allen Castrovillari*

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 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 the subsequent year 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.

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.