



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

APPELLANT: Edward Kamis  
DOCKET NO.: 07-26464.001-R-1  
PARCEL NO.: 03-23-317-007-0000

The parties of record before the Property Tax Appeal Board are Edward Kamis, 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:** \$14,400  
**IMPR.:** \$63,148  
**TOTAL:** \$77,548

Subject only to the State multiplier as applicable.

**ANALYSIS**

The subject property consists of a 20,000 square foot parcel of land improved with a 20-year old, two-story, masonry, single-family dwelling containing 3,898 square feet of living area, two and one-half baths, air conditioning, a fireplace, and a full, unfinished basement. The appellant argued unequal treatment in the assessment process as the basis of the appeal.

In support of the equity argument, the appellant submitted information on a total of four properties suggested as comparable and located within two blocks of the subject. The properties are described as two-story, masonry, single-family dwellings with two and one-half to five and one-half baths, air conditioning, a fireplace, and a full basement with one finished. The properties range: in age from one to 24 years; in size from 4,422 to 4,998 square feet of living area; and in improvement assessments from \$12.47 to \$15.79 per square foot of living area. The properties have land sizes ranging from 14,000 to 40,000 square feet with land assessments from \$.57 to \$.78 per square foot. In addition, the appellant submitted black and white photographs of the

subject property and suggested comparables. Based on this evidence, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's improvement assessment of \$63,148 or \$16.20 per square foot of living area and land assessment of \$14,400 or \$.72 per square foot were 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. The properties are described as two-story, masonry, single-family dwellings with two and one-half baths, air conditioning, a fireplace, and, a partial or full unfinished basement. Two of the properties are described as in deluxe condition. The properties range: in age from 18 to 21 years; in size from 3,816 to 4,048 square feet of living area; and in improvement assessment from \$16.33 to \$17.34 per square foot of living area. These properties range in land size from 19,253 to 20,000 square feet and have land assessments of \$.72 per square foot. Based on this evidence, the board of review requested confirmation of the subject's assessment.

At hearing, the appellant, Edward Kamis, asserted that the subject property has a higher price per square foot than the suggested comparables. He described the comparables submitted. As to the board's comparable #2, the appellant testified that this property is located in a different subdivision from the subject and not in the same market.

The board of review's representative, Michael LaCalamita, asserted the subject has one of the smallest improvements in the neighborhood and suggested comparables close to the subject's size are hard to find. He argued that the total assessment of the larger houses were greater than the subject's total assessment even if the assessment per square foot was less.

After reviewing the testimony 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 Board further finds a reduction in the subject's assessment is not warranted.

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 Board finds the appellant has not met this burden.

As to the land, the parties submitted a total of eight properties suggested comparable to the subject. The PTAB finds the appellant's comparables #2, #3 and #4 and the board of review's comparable #1, #3, and #4 are the most similar to the subject

location. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These properties are all located near the subject and in its neighborhood. The parcels range in size from 20,000 to 40,000 square feet and have land assessments from \$.72 to \$.78 per square foot. In comparison, the subject's land assessment of \$.72 per square foot is within the range of these comparables. The remaining comparables were given less weight due to disparities in 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 land assessment is supported and a reduction in the subject's land assessment is not warranted.

As to the improvement, the parties submitted a total of eight properties suggested as comparable to the subject. The PTAB finds the appellant's comparables #2, and #4 and the board of review's comparable #4 are the most similar to the subject in size, design, exterior construction, age, and location. Due to their similarities to the subject, these comparables received the most weight in the Board's analysis. These properties are masonry, two-story, single-family dwellings located in the subject's subdivision and within .25 miles. The properties range: in age from 18 to 21 years; in size from 4,048 to 4,554 square feet of living area; and in improvement assessment from \$14.95 to \$16.33 per square foot of living area. In comparison, the subject's improvement assessment of \$16.20 per square foot of living area is within the range of these comparables. The remaining comparables were given less weight due to disparities in age, size, condition 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 improvement 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: August 20, 2010

*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.