



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

APPELLANT: Joe Salem  
DOCKET NO.: 16-20539.001-R-1  
PARCEL NO.: 15-36-302-014-0000

The parties of record before the Property Tax Appeal Board are Joe Salem, the appellant, by attorney Spiro Zarkos, of Verros Berkshire 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 **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:** \$3,500  
**IMPR.:** \$23,194  
**TOTAL:** \$26,694

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 2016 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 2-story masonry multi-family dwelling containing 2,254 square feet of living area divided into two apartments. The dwelling is 51 years old and has a slab foundation and a 2-car garage. The subject is located in Riverside, Riverside Township, Cook County. The subject property is classified as a Class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on four assessment comparables. They consist of 2-story, Class 2-11 dwellings having the same neighborhood code as the subject and located from 102 feet to 1.3 miles from the subject. They range in age from 96 to 116 years old and range in size from 2,340 to 3,244 square feet of living area. They feature basements, one with finished area, and 1, 1½ or 2-car garages. The comparables have improvement assessments ranging from \$17,503 to \$27,768 or from \$7.47 to \$8.56 per square foot of living area. Based on

this evidence, the appellant requested the subject's 2016 improvement assessment be reduced to \$21,832 or \$9.69 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$26,694. The subject property has an improvement assessment of \$23,194 or \$10.29 per square foot of living area.

In support of the subject's assessment, the board of review submitted information on four 1 or 2-story Class 2-11 comparables having the same neighborhood code as the subject. Two are located on the same block as the subject. The dwellings range in size from 1,877 to 3,068 square feet of living area and range in age from 43 to 48 years old. The comparables have finished basements, one described as an apartment. Based on the photographic evidence, comparables #1, #2 and #3 have "garden" or "English" basements which are half above ground. Three of the comparables have 2 or 2½-car garages. The board of review did not disclose the number of apartments in each comparable but disclosed that comparables #1 and #2 have 2 bathrooms and comparables #3 and #4 have 3 or more bathrooms. The comparables have improvement assessments ranging from \$23,312 to \$35,873 or from \$11.27 to \$12.42 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 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 eight assessment comparables for the Board's consideration. The Board gave less weight to board of review comparables #3 and #4 due to their larger dwelling sizes as compared to the subject. The Board also gave less weight to appellant's comparables #1 through #4 due to their dissimilar ages, dwelling sizes and/or locations when compared to the subject. The Board finds appellant's comparables #1 and #2 are most similar to the subject in location, age, dwelling size and number of apartments but require an upward adjustment due to their inferior one-story style. These comparables have improvement assessments of \$25,703 and \$23,312 or \$11.42 and \$12.42 per square foot of living area, respectively. The subject property has an improvement assessment of \$23,194 or \$10.29 per square foot of living area which is supported by the most similar comparables in the record. After considering adjustments to these comparables for differences to 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 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. 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.

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Chairman



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Member

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Member



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Member

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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: April 23, 2019



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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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