



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

APPELLANT: George Nijmeh
DOCKET NO.: 16-29039.001-R-1
PARCEL NO.: 13-18-403-009-0000

The parties of record before the Property Tax Appeal Board are George Nijmeh, the appellant, by attorney George N. Reveliotis, of Reveliotis Law, P.C. in Park Ridge; 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: \$2,968
IMPR.: \$21,240
TOTAL: \$24,208

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 consists of a 23-year old, one-story, single-family dwelling with 1,232 square feet of living area and masonry exterior construction. Features of the home include: a full basement, central air conditioning, and a two-car garage. The property has a 3,125 square foot site and is located in Norwood Park Township, Cook County. The subject is classified as a class 2-03, residential property under the Cook County Real Property Assessment Classification Ordinance.

The appellant raised two issues: an overvaluation and equity arguments as the bases of the appeal. In support of both arguments, the appellant submitted information on four comparables. They are improved with a single-family dwelling of masonry construction. The improvements

ranged in size from 1,000 to 1,468 square feet of living area and in improvement assessments from \$14.39 to \$18.29 per square foot. The properties sold from March, 2014 to September, 2015 for prices that ranged from \$142.00 to \$187.00 per square foot. Amenities included: one or two baths and either a two-car or three-car garage.

Further, the appellant submitted copies of the sales' deeds and/or website printouts from the Cook County Recorder of Deeds office relating to each sales' details.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,208. The subject's assessment reflects a market value of \$242,080 or \$196.49 per square foot of living area, including land, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The subject's improvement assessment is \$17.24 per square foot.

In addition, the board of review submitted descriptive, assessment, and sales data on four comparables. They are improved with a one-story or one and one-half story, masonry, frame or frame and masonry, single-family dwelling. The improvements ranged: in age from seven to 61 years; in size from 1,118 to 1,368 square feet of living area; and in improvement assessments from \$15.29 to \$18.85 per square foot. They sold from July, 2013, to March, 2016, for prices that ranged from \$204.68 to \$254.83 per square foot. Amenities include: a full basement, central air conditioning, and a two-car garage.

The appellant submitted no rebuttal evidence.

Conclusion of Law

Initially, the appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of market value to be the *appellant's comparable sales #1 and #4 as well as the board of review's comparable sales #1 and #4*. These comparables sold for prices ranging from \$157.49 to \$254.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$196.49 per square foot of living area, including land, which is within the range established by the best comparable sales in this record. After making adjustments to the comparables for pertinent factors including; but limited to, time of sale, style, age and/or size, the Board finds a reduction in the subject's assessment is not justified.

Next, 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 did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The Board finds the best evidence of assessment equity to be *the board of review's comparables #1 through #3*. These comparables had improvement assessments that ranged from \$15.29 to \$18.85 per square foot of living area. The subject's improvement assessment of \$17.24 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, 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: May 26, 2020



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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