



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

APPELLANT: Dajani Roshdi
DOCKET NO.: 17-33463.001-R-1
PARCEL NO.: 12-36-206-001-0000

The parties of record before the Property Tax Appeal Board are Dajani Roshdi, 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: \$2,518
IMPR.: \$37,382
TOTAL: \$39,900

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 2017 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 two-story, multi-family dwelling of masonry exterior construction with 4,495 square feet of living area. The dwelling is approximately 60 years old and has a full basement with an apartment. The Board takes notice that the dwelling is owner occupied because the appellant's mailing address is the same as the subject property's address. The property has a 3,250 square foot site and is located in Elmwood Park, Leyden Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The subject property consists of an owner-occupied dwelling that was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 16-32762.001-R-1. In that appeal, the Property Tax Appeal Board rendered a decision pursuant to a Stipulation of Assessment by the Parties lowering the total assessment of the subject

property to \$39,900 based upon the agreement of the parties. The board of review reported in its "Board of Review Notes on Appeal" that 2016 was the beginning of the subject's general assessment cycle in its submission.

The appellant based this 2017 assessment appeal upon a lack of assessment equity concerning the improvement assessment of the subject property and provided four comparable properties to support the contention. The comparables are located within the same neighborhood as the subject property and have varying degrees of similarity to the subject. The comparables have improvement assessments ranging from \$34,330 to \$36,594 or from \$6.99 to \$7.45 per square foot of living area. Based upon this equity evidence, the appellant requested a reduction in the subject's total assessment to \$35,346 with a reduced improvement assessment of \$32,828 or \$7.30 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 \$39,900. The subject property has an improvement assessment of \$37,382 or \$8.32 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted information on four equity comparables. The comparables are located in the same neighborhood code and the same block as the subject property and have varying degrees of similarity to the subject. The comparables have improvement assessments ranging from \$30,022 to \$38,091 or from \$8.61 to \$9.28 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Both parties disclosed within their grid analyses that the subject property sold for \$399,000 on April 1, 2015 resulting in a total assessment of \$39,900 when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%.

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 pursuant to Section 16-185 of the Property Tax Code a reduction in the subject's assessment is not warranted.

The Board finds the subject property is an owner-occupied residence that was the subject matter of an appeal before the Property Tax Appeal Board for the 2016 tax year under Docket Number 16-32762.001-R-1. In that appeal, the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to \$39,900 for the 2016 tax year based on an assessment agreement by both parties. Furthermore, the subject's assessment for the 2016 tax year reflects a market value of \$399,000 which is supported by what the subject property sold for in April 2015. The Property Tax Appeal Board takes notice that Leyden Township's triennial general

assessment period began in the 2016 tax year and continues through the 2018 tax year. The Board further finds section 16-185 of the Property Tax Code is controlling in this appeal. (35 ILCS 200/16-185).

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) provides in part:

If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review. (35 ILCS 200/16-185)

The Board finds that if the prior year's PTAB decision was carried forward to the 2017 tax year pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/6-185) it would result in no change to the subject's assessment because the Cook County Board of Review did not modify the subject's assessment from the subsequent tax year. The evidence disclosed that 2016 and 2017 are within the same general assessment period for Leyden Township. Additionally, the appellant's appeal form indicates the property is owner occupied since the appellant has the same mailing address as the subject property. The record contains no evidence indicating the subject sold in an arms-length transaction subsequent to the Board's decision or that the assessment year in question is in a different general assessment period. For these reasons, the Property Tax Appeal Board finds that the assessment of the subject property issued in the prior year's PTAB decision was carried forward to the 2017 tax year; and as a result a further 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. 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: June 8, 2021



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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