



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

APPELLANT: Abdul Matari  
DOCKET NO.: 17-33838.001-R-1  
PARCEL NO.: 24-05-224-052-0000

The parties of record before the Property Tax Appeal Board are Abdul Matari, 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:** \$3,079  
**IMPR.:** \$16,600  
**TOTAL:** \$19,679

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 1-story dwelling of masonry construction with 1,431 square feet of living area. The dwelling is 26 years old and has a full unfinished basement. The property has a 5,355 square foot site and is located in Oak Lawn, Worth Township, Cook County. The subject is classified as a class 2-03 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on both overvaluation and assessment equity with respect to the subject's improvement. In support of the overvaluation argument the appellant submitted a grid analysis containing four comparable sales that were located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 3,540 to 5,440 square feet of land area that were improved with class 2-03 dwellings of frame or masonry construction. The homes ranged in size from 1,222 to 1,363 square feet of living area and ranged in age from

43 to 67 years old. Two comparables had full basements, one of which was finished, and one comparable had a crawl-space foundation and one comparable had a slab foundation. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from September 2015 to June 2016 for prices ranging from \$105,000 to \$169,000 or from \$81.90 to \$127.07 per square foot of living area, including land.

In support of the assessment inequity argument, the appellant submitted a grid analysis containing nine comparable properties that were located within .15 of a mile from the subject and within the same neighborhood code as the subject property. The comparables were improved with 1-story or 1.5-story dwellings of frame or frame and masonry construction that ranged in size from 1,122 to 1,624 square feet of living area and ranged in age from 44 to 75 years old. One comparable had a full unfinished basement, one comparable had an unfinished partial basement, four comparables had crawl-space foundations and three comparables had slab foundations. The comparables had other features with varying degrees of similarity to the subject. The comparables had improvement assessments ranging from \$10,549 to \$13,602 or from \$6.99 to \$10.30 per square foot of living area.

Based on this evidence, the appellant requested that the subject's total assessment be reduced to \$15,050. The requested assessment would reflect a total market value of \$150,500 or \$105.17 per square foot of living area, land included, when applying the level of assessment for class 2 property under the Cook County Real Property Assessment Classification Ordinance of 10%. The request would lower the subject's improvement assessment to \$11,971 or \$8.37 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 \$19,679. The subject's assessment reflects a market value of \$196,790 or \$137.52 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 has an improvement assessment of \$16,600 or \$11.60 per square foot of living area.

In support of its contention of the correct assessment the board of review submitted a sales grid analysis and a separate equity grid analysis. The sales grid contained information on four comparable properties that were located within the same neighborhood code as the subject property. The comparables had lots ranging in size from 4,640 to 7,965 square feet of land area that were improved with 1-story dwellings of masonry construction. The homes ranged in size from 1,222 to 1,274 square feet of living area and ranged in age from 42 to 51 years old. The comparables had full basements, three of which were finished. The comparables had other features with varying degrees of similarity to the subject. The comparables sold from August to November 2016 for prices ranging from \$221,000 to \$278,000 or from \$180.85 to \$218.21 per square foot of living area, including land.

The board of review's equity grid contained four comparable properties that were located within .25 of a mile from the subject and within the same neighborhood code as the subject property. The comparables were improved with 1-story dwellings of masonry construction that ranged in size from 1,282 to 1,389 square feet of living area and were either 28 or 32 years old. The comparables had full unfinished basements and had other features with varying degrees of

similarity to the subject. The comparables had improvement assessments ranging from \$16,460 to \$17,599 or from \$11.85 to \$13.27 per square foot of living area.

Based on this evidence the board of review requested that the subject's assessment be confirmed.

### **Conclusion of Law**

The appellant contends in part that 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 parties submitted a total of eight suggested comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable sales due to their lack of a basement foundation, unlike the subject, and/or their sale date occurring greater than 13 months prior to the January 1, 2017 assessment date at issue. The Board finds the board of review's comparable sales were similar to the subject in location, style, size and most features. However, they were considerably older than the subject. These comparables also sold proximate in time to the January 1, 2017 assessment date at issue. The best sales occurred from August to November 2016 for prices ranging from \$221,000 to \$278,000 or from \$180.85 to \$218.21 per square foot of living area, including land. The subject's assessment reflects a market value of \$196,790 or \$137.52 per square foot of living area, including land, which falls below the range established by the best sales in this record. After considering adjustments to the comparables for differences when compared to the subject, such as their older ages, the Board finds the subject's assessment is well supported and a reduction in the subject's assessment is not justified based on overvaluation.

The taxpayer also contends improvement assessment inequity as an alternative 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 thirteen equity comparable properties for the Board's consideration that were located within the subject's neighborhood code. The Board gave less weight to the appellant's comparables due to their lack of a basement foundation and/or their older ages, when compared to the subject. The Board finds the board of review's comparables were most similar to the subject in location, style, age, size and most features. The best comparables had improvement assessments ranging from \$16,460 to \$17,599 or from \$11.85 to \$13.27 per square foot of living area. The subject's improvement assessment of \$16,600 or \$11.60 per square foot

of living area falls within the range established by the best equity comparables in this record on a total improvement assessment basis but below the range on a per square foot basis. 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 based on assessment uniformity 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: March 16, 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

State of Illinois  
Property Tax Appeal Board  
William G. Stratton Building, Room 402  
401 South Spring Street  
Springfield, IL 62706-4001

APPELLANT

Abdul Matari, by attorney:  
George N. Reveliotis  
Reveliotis Law, P.C.  
1030 Higgins Road  
Suite 101  
Park Ridge, IL 60068

COUNTY

Cook County Board of Review  
County Building, Room 601  
118 North Clark Street  
Chicago, IL 60602