



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

APPELLANT: Mohammed Younis  
DOCKET NO.: 19-00129.001-R-1  
PARCEL NO.: 11-04-26-429-025-0000

The parties of record before the Property Tax Appeal Board are Mohammed Younis, the appellant, by attorney Dimitrios Trivizas, of Dimitrios P. Trivizas, Ltd. in Skokie; and the Will 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 **Will** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$20,307  
**IMPR.:** \$101,425  
**TOTAL:** \$121,732

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2019 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 dwelling of frame and brick exterior construction with 3,935 square feet of living area. The dwelling was constructed in 2005. Features of the home include a partial basement, central air conditioning, a fireplace and a 773 square foot garage. The property has a 9,000 square foot site and is located in Lockport, Lockport Township, Cook County.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables located within 430 feet of the subject property. The comparables are improved with two-story dwellings with brick and siding exterior construction that range in size from 3,307 to 3,884 square feet of living area. The homes were built in 2006. Each comparable has a basement, central air conditioning, one fireplace and a garage with either 420 or 773 square feet

of building area. The comparables have improvement assessments ranging from \$76,988 to \$98,061 or from \$23.28 to \$25.25 per square foot of living area. Based on this evidence the appellant requested the subject's improvement assessment be reduced to \$96,014.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$121,732. The subject property has an improvement assessment of \$101,425 or \$25.78 per square foot of living area. In support of its contention of the correct assessment the board of review submitted a grid analysis and property record cards on the subject and four equity comparables located in the same subdivision as the subject property. The comparables are improved with two-story dwellings of frame and brick exterior construction that range in size from 3,704 to 4,000 square feet of living area. The homes were built in 2005. Each comparable has a basement, central air conditioning, one fireplace and a garage with 773 square feet of building area. The comparables have improvement assessments ranging from \$97,386 to \$103,082 or from \$25.77 to \$27.70 per square foot of living area.

The board of review through the Lockport Township Assessor argued that equity comparables that are the same model as the subject are most comparable and stated appellant's comparable #2 was a different model than the subject. Based on documentation submitted by the appellant, the Board finds that the appellant's comparable #1 is a different model than the subject property. Based on this evidence, the board of review requested the subject's assessment be confirmed.

### **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 the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted seven comparable sales for the Board's consideration. The Board gave less weight to the appellant's comparable #1 due to differences from the subject in dwelling and garage size.

The Board finds the best evidence of assessment equity to be the remaining six comparables which are similar to the subject in location, age, design, dwelling size and most features. These comparables had improvement assessments that ranged from \$89,239 to \$103,082 or from \$24.68 to \$27.70 per square foot of living area. Board of review comparable #1 is considered most similar to the subject and has an improvement assessment of \$103,082 or \$25.77 per square foot of living area. The subject's improvement assessment of \$101,425 or \$25.78 per square foot of living area falls within the range established by the best comparables in this record. After considering adjustments to the comparables for differences from 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 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: 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

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

APPELLANT

Mohammed Younis, by attorney:  
Dimitrios Trivizas  
Dimitrios P. Trivizas, Ltd.  
4957 Oakton Street  
No. 217  
Skokie, IL 60077

COUNTY

Will County Board of Review  
Will County Office Building  
302 N. Chicago Street  
Joliet, IL 60432