



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

APPELLANT: Afif Mustafa
DOCKET NO.: 19-44245.001-R-1
PARCEL NO.: 24-05-312-011-0000

The parties of record before the Property Tax Appeal Board are Afif Mustafa, 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: \$4,781
IMPR.: \$12,882
TOTAL: \$17,663

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 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 1-story dwelling of masonry construction with 1,140 square feet of living area. The dwelling is 64 years old. Features of the home include a full unfinished basement and an attached 2-car garage. The property has a 10,625 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 contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 6,700 to 10,164 square feet of land area that are improved with class 2-03 dwellings of frame or masonry construction ranging in size from 1,145 to 1,273 square feet of living area. The dwellings range in age from 59 to 66 years old. Two comparables have crawl-space foundations

and two comparables have slab foundations. One comparable has central air conditioning, one comparable has a fireplace, and each comparable has an attached or detached garage ranging in size from a 1-car to a 2.5-car garage. The comparables sold from August 2017 to October 2019 for prices ranging from \$98,280 to \$170,000 or from \$85.83 to \$134.92 per square foot of living area, including land. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$17,663. The subject's assessment reflects a market value of \$176,630 or \$154.94 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%.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales that are located within the same neighborhood code as the subject. The comparables have sites ranging in size from 5,207 to 9,600 square feet of land area that are improved with class 2-03 dwellings of frame, masonry or frame and masonry construction ranging in size from 1,077 to 1,195 square feet of living area. The dwellings range in age from 52 to 68 years old. Three comparables have unfinished full basements, and one comparable has a slab foundation. One comparable has central air conditioning, and each comparable has a garage ranging in size from a 1-car to a 2.5-car garage. The comparables sold from June 2018 to December 2019 for prices ranging from \$236,000 to \$267,900 or from \$217.57 to \$235.83 per square foot of living area, including land. Based on this evidence the board of review requested confirmation of the subject's assessment.

Conclusion of Law

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 parties submitted a total of eight comparable sales for the Board's consideration. The Board gives less weight to the appellant's comparables, as well as the board of review's comparable #3, due to their sale date occurring greater than 16 months prior to the January 1, 2019 assessment date at issue and/or their lack of a basement foundation when compared to the subject. The Board finds the board of review's remaining comparables are similar to the subject in location, building classification, age, size and most features. These sales also occurred proximate in time to the January 1, 2019 assessment date at issue. The best comparables sold from June 2018 to December 2019 for prices ranging from \$236,000 to \$267,900 or from \$219.13 to \$235.83 per square foot of living area, including land. The subject's assessment reflects a market value of \$176,630 or \$154.94 per square foot of living area, including land, which falls below the range established by the best comparable sales in the record. Based on this evidence the Board finds a 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:

May 16, 2023



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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