



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

APPELLANT: Isam Nijmeh
DOCKET NO.: 19-44484.001-R-1
PARCEL NO.: 12-36-213-004-0000

The parties of record before the Property Tax Appeal Board are Isam 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: \$3,749
IMPR.: \$20,880
TOTAL: \$24,629

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 is improved with a 1-story dwelling of masonry construction containing 1,440 square feet of living area. The dwelling is approximately 13 years old. Features of the property include a partial basement with finished area, central air conditioning, and a two-car detached garage. The property has a 4,166 square foot site and is located in Elmwood Park, Leyden Township, Cook County. The property 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 located in the same neighborhood code as the subject property. The comparables have sites that range in size from 3,750 to 6,875 square feet of land area and are improved with class 2-03 dwellings of masonry exterior construction that range in size from 1,248 to 1,716 square feet of living area. Each comparable has a

basement with one having finished area. Three comparables have central air conditioning, one comparable has a fireplace and two comparables each have a 2-car garage. The comparables sold from February 2017 to June 2018 for prices ranging from \$190,000 to \$215,100 or from \$117.17 to \$156.25 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's assessment be reduced to \$18,594.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,629. The subject's assessment reflects a market value of \$246,290 or \$171.03 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 located within 0.25 of a mile from the subject property. The comparables have sites that range in size from 3,931 to 6,118 square feet of land area and are improved with 1-story or 1.5-story, class 2-03 dwellings of masonry or frame and masonry exterior construction that range in size from 1,007 to 1,397 square feet of living area. Two comparables have a basement with one having finished area, one comparable has a concrete slab foundation and one comparable has a crawl space foundation. Each comparable has either a 1-car or a 2-car garage, two comparables have central air conditioning and two comparables each have one fireplace. The comparables sold from May 2017 to September 2019 for prices of \$250,000 or \$255,000 or from \$182.53 to \$253.23 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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 eight comparables for the Board's consideration. The Board gave less weight to the appellant comparables #2 and #4 along with board of review comparables #2 and #3 which differ from the subject in foundation style, lack of garage and/or sold in 2017 too dated and less likely to reflect the subject's market value as of the January 1, 2019 assessment date.

The Board finds the best evidence of market value to be the remaining comparables which have varying degrees of similarity to the subject in age, dwelling size and features but sold more proximate to the January 1, 2019 assessment date. These comparables sold from May 2018 to May 2019 for prices ranging from \$190,000 to \$255,000 or from \$117.17 to \$253.23 per square foot of living area, including land. The subject's assessment reflects a market value of \$246,290 or \$171.03 per square foot of living area, including land, which falls within the range established by the best comparable sales in this record. After considering adjustments to the comparables for differences with the subject, the Board finds 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:

April 20, 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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