



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

APPELLANT: Nabeel Razick
DOCKET NO.: 20-20353.001-R-1
PARCEL NO.: 23-01-416-006-0000

The parties of record before the Property Tax Appeal Board are Nabeel Razick, the appellant, by Amy C. Floyd, Attorney at Law, in Chicago, 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: \$4,680
IMPR.: \$32,428
TOTAL: \$37,108

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 2020 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 masonry exterior construction with 3,569 square feet of living area. The dwelling is approximately 22 years old. Features of the home include a full basement with finished area, central air conditioning and a two-car garage. The property has a 7,800 square foot site and is located in Bridgeview, Palos Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity concerning the improvement as the basis of the appeal. In support of this argument, the appellant submitted information on four equity comparables, none of which are located in the same neighborhood code as the subject. The comparables consist of two-story dwellings of masonry or frame and masonry exterior construction. The homes range in age from 16 to 31 years old and range in size from 3,170 to 3,794 square feet of living area. Each comparable has a full basement, one of which has finished

area. Features include central air conditioning and a fireplace. The appellant did not report any data for the subject or the comparables concerning garages. The comparables have improvement assessments ranging from \$18,689 to \$26,965 or from \$5.64 to \$7.16 per square foot of living area. Based on this evidence, the appellant requested a reduced improvement assessment of \$22,842 or \$6.40 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 \$37,108. The subject property has an improvement assessment of \$32,428 or \$9.09 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 located in the same neighborhood code as the subject and within ¼ of a mile from the subject. The comparables consist of two-story dwellings of masonry or frame and masonry exterior construction. The homes range in age from 12 to 28 years old and range in size from 3,117 to 3,576 square feet of living area. Each comparable has a full or a partial basement, one of which has finished area. Each dwelling has central air conditioning, a fireplace and a two-car garage. The comparables have improvement assessments ranging from \$35,758 to \$45,560 or from \$11.15 to \$12.83 per square foot of living area. Based on this evidence, the board of review requested confirmation of the subject's assessment.

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 a total of eight suggested equity comparables to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #1, #2 and #4 as well as board of review comparables #1, #2 and #4, each of which lack finished basement area and therefore differ from the subject property in this feature.

The Board finds the best evidence of assessment equity to be appellant's comparable #3 along with board of review comparable #3 which are most similar to the subject on this record by bracketing the subject in dwelling size area and both having finished basements, a feature of the subject. These comparables have improvement assessments of \$26,071 and \$39,985 or for \$6.89 and \$12.83 per square foot of living area. The subject's improvement assessment of \$32,428 or \$9.09 per square foot of living area falls between the best comparables in this record and appears to be justified after giving due consideration to necessary adjustments to these comparables for differences when compared to the subject, including accounting for the lack of garage data as to appellant's comparable #3. 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 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:

May 21, 2024



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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