



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

APPELLANT: Odeh Tadros
DOCKET NO.: 20-20766.001-R-1
PARCEL NO.: 22-34-210-001-0000

The parties of record before the Property Tax Appeal Board are Odeh Tadros, the appellant, by attorney Ellen G. Berkshire, of Verros Berkshire, PC in Oakbrook Terrace; 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: \$12,705
IMPR.: \$60,754
TOTAL: \$73,459

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 2-story dwelling of stucco exterior construction with 4,755 square feet of living area.¹ The dwelling was constructed in 1997 and is approximately 23 years old. Features of the home include a full basement that is finished, central air conditioning, five fireplaces and a 4-car garage. The property has a 23,100 square foot site and is located in Lemont, Lemont Township, Cook County. The subject is classified as a class 2-08 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 an appraisal estimating the subject property had a market value of \$660,000 as of January 1, 2017. The appraiser developed the sales comparison approach to value utilizing

¹ The Board finds the best description of the subject property was found in the appellant's appraisal where an interior and exterior inspection was performed by the appraiser.

three comparable sales. The comparables sold from June 2015 to March 2017 for prices ranging from \$555,000 to \$585,000 or from \$118.53 to \$154.17 per square foot of living area, including land. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$66,000 which reflects the appraised value.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$73,459. The subject's assessment reflects a market value of \$734,590 or \$154.49 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 three comparable sales located within the same subarea as the subject. The comparables have sites ranging in size from 17,176 to 20,900 square feet of land area and are improved with 2-story dwellings of masonry exterior construction ranging in size from 4,552 to 4,871 square feet of living area. The homes are 16 or 19 years old and have partial or full basements, two of which are finished with a recreation room. Each comparable has central air conditioning and a 3-car, a 3.5-car, or a 4-car garage. Two comparables each have three fireplaces. The comparables sold from January to November 2020 for prices ranging from \$765,000 to \$1,075,000 or from \$165.58 to \$220.69 per square foot of living area, including land.

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 Board finds the appellant submitted an appraisal and the board of review submitted three comparable sales to support their respective positions.

The Board gives less weight to the appellants' appraisal with an effective date of January 1, 2017 which is three years prior to the January 1, 2020 assessment date and less probative of the subject's market value as of the assessment date at issue. Likewise, the Board gives less weight to the sales used in the appraisal as these comparables sold at least 2.5 years prior to the assessment date at issue and are less probative of the subject's market value as of the assessment date at issue.

The Board finds the best evidence of market value to be the board of review comparables which sold most proximate in time to the January 1, 2020 assessment date and are relatively similar to the subject in location, age, dwelling size, and some features. The comparables sold from January to November 2020 for prices ranging from \$765,000 to \$1,075,000 or from \$165.58 to \$220.69 per square foot of living area, including land. The subject's assessment reflects a market value of \$734,590 or \$154.49 per square foot of living area, including land which falls below the range established by the best comparable sales in the record. After considering adjustments to the

best comparable sales for differences when compared to the subject, the Board finds the appellant did not prove by a preponderance of the evidence that a reduction in the subject's assessment is 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 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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