



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

APPELLANT: Jamal Ahmad
DOCKET NO.: 20-31017.001-R-1
PARCEL NO.: 27-11-213-003-0000

The parties of record before the Property Tax Appeal Board are Jamal Ahmad, the appellant, by attorney Noah J. Schmidt of Schmidt Salzman & Moran, Ltd. 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: \$15,313
IMPR.: \$94,194
TOTAL: \$109,507

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 is improved with a two-story dwelling of masonry construction containing 8,292 square feet of living area. The dwelling is approximately 28 years old. Features of the home include a partial basement with a formal recreation room, central air conditioning, two fireplaces, four full bathrooms, three half-bathrooms, and an attached 1½-car garage. The property has a 23,559 square foot site located in Orland Park, Orland Township, Cook County. The subject is classified as a class 2-09 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity with respect to the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables improved with two-story dwellings of masonry or frame and masonry exterior construction that range in size from 5,651 to 6,659 square feet of living area. The homes range

in age from 7 to 27 years old. Each property has a full or partial basement with two having finished area, one or two fireplaces, and an attached 3-car or 4-car garage. Four comparables have central air conditioning. The comparables have 3, 4, or 6 full bathrooms and 1 or 2 half-bathrooms. These properties have the same classification code and neighborhood code as the subject property. Their improvement assessments range from \$54,721 to \$65,367 or from \$9.47 to \$9.82 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$80,017.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$109,507. The subject property has an improvement assessment of \$94,194 or \$11.36 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 improved with two-story dwellings of masonry exterior construction that range in size from 7,222 to 9,642 square feet of living area. The homes range in age from 4 to 27 years old. Each comparable has a full basement with a formal recreation room, central air conditioning, one to three fireplaces, and a 3.5-car or a 4-car garage. The comparables have from 3 to 7 full bathrooms and two comparables have an additional ½ bathroom. These properties have the same classification code and neighborhood code as the subject property. Their improvement assessments range from \$96,281 to \$154,780 or from \$12.83 to \$18.94 per square foot of living area.

Conclusion of Law

The appellant 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 nine comparables to support their respective positions. The comparables have the same classification code and neighborhood code as the subject property. The Board, however, gives less weight to the comparables submitted by the appellant as these properties are improved with homes less similar to the subject dwelling in size than are the comparables provided by the board of review. The appellant's comparables are from approximately 20% to 32% smaller than the subject dwelling. The comparables provided by the board of review bracket the subject dwelling in size being from approximately 13% smaller to 16% larger than the subject's home. The board of review comparables have varying degrees of similar to the subject in age and features with the primary difference being each comparable has a larger garage than the subject. The board of review comparables have improvement assessments that range from \$96,281 to \$154,780 or from \$12.83 to \$18.94 per square foot of living area. Board of review comparables #1 and #3 are most similar to the subject in age and have improvement assessments of \$152,873 and \$100,745 or \$18.94 and \$13.95 per square foot of living area, respectively. The subject's improvement assessment of \$94,194 or \$11.36 per square foot of living area falls below the range established by the best comparables in this record. 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

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: _____

July 16, 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

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

APPELLANT

Jamal Ahmad, by attorney:
Noah J. Schmidt
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602