



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

APPELLANT: Feras Ifkheideh  
DOCKET NO.: 20-40061.001-R-1  
PARCEL NO.: 27-27-310-025-0000

The parties of record before the Property Tax Appeal Board are Feras Ifkheideh, the appellant, by attorney Holly Zeilinga, of Worssek & Vihon 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:** \$6,624  
**IMPR.:** \$26,514  
**TOTAL:** \$33,138

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 frame and masonry exterior construction with 3,217 square feet of living area. The dwelling is approximately 25 years old. Features of the home include a basement with finished area,<sup>1</sup> central air conditioning, a fireplace, and a 2-car garage. The property has a 12,045 square foot site and is located in Tinley Park, Orland Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on April 18, 2017 for a price of \$292,000. The appellant completed Section IV of the appeal petition disclosing the sale was not between related parties, the property was sold using a realtor and was advertised through the

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<sup>1</sup> The appellant submitted a listing sheet for the subject that discloses finished basement area.

Multiple Listing Service for 24 days, and the sale was not due to foreclosure or by contract for deed. In support of the sale, the appellant submitted copies of one page of a five page closing disclosure and a listing sheet. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$33,138. The subject's assessment reflects a market value of \$331,380 or \$103.01 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment the board of review submitted information on four comparable sales located either 0.25 of a mile from the subject or within the same subarea as the subject. The parcels range in size from 12,150 to 12,870 square feet of land area and are improved with 2-story, Class 2-78 homes of frame and masonry exterior construction ranging in size from 2,624 to 3,258 square feet of living area. The dwellings are 28 or 30 years old. Each home has a basement, central air conditioning, a fireplace, and a 2-car or a 3-car garage. The comparables sold from July 2017 to November 2019 for prices ranging from \$294,000 to \$418,000 or from \$92.57 to \$137.20 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 Board finds the best evidence of market value in the record to be the board of review's comparables #2 and #4, which sold more proximate in time to the assessment date and are similar to the subject in dwelling size, age, location, and features. The Board gave less weight to the April 2017 sale so the subject as this sale occurred less proximate in time from the assessment date and is less likely to be indicative of market value as of that date. The Board also gave less weight to the board of review's comparable #1, which also sold in 2017, and the board of review's comparable #3, which is a substantially smaller home than the subject.

The two most similar comparables sold for prices of \$294,000 and \$395,000 or \$92.57 and \$121.24 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$331,380 or \$103.01 per square foot of living area, including land, is bracketed by the best two comparable sales in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is reflective of market value 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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