



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

APPELLANT: Salloum Abou-Saleh
DOCKET NO.: 21-30428.001-R-1
PARCEL NO.: 14-31-404-012-0000

The parties of record before the Property Tax Appeal Board are Salloum Abou-Saleh, the appellant, by Ciarra Schmidt, attorney-at-law 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: \$21,000
IMPR.: \$97,000
TOTAL: \$118,000

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 2021 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 exterior construction that contains 2,194 square feet of living area. The dwelling is approximately 18 years old. Features of the property include a full basement with a formal recreation room, central air conditioning, two fireplaces, 3½ bathrooms, and a 2-car garage.¹ The property has a 3,000 square foot site located in Chicago, West Chicago 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 regarding the improvement as the basis of the appeal. In support of this argument the appellant submitted information on five equity comparables composed of class 2-78 properties improved with two-story or three-story dwellings

¹ The board of review described the home as having 3½ bathrooms and a full basement with a formal recreation room, which was not refuted by the appellant.

of masonry or frame and masonry exterior construction that range in size from 2,144 to 2,395 square feet of living area. The appellant submitted a copy of the property characteristic sheet for comparable #1 disclosing the property has a full basement with a recreation room, central air conditioning, one fireplace, 2½ bathrooms, and a 3-car garage. The appellant did not disclose whether the four remaining comparables have basements. Comparables #2 through #5 have central air conditioning, one fireplace, 2 or 3 bathrooms, and a 2-car garage. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$63,050 to \$72,200 or from \$29.41 to \$31.49 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$67,904.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$118,000. The subject property has an improvement assessment of \$97,000 or \$44.21 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 consisting of class 2-78 properties improved with two-story dwellings of masonry exterior construction that range in size from 2,501 to 2,694 square feet of living area. The homes range in age from 14 to 19 years old. Each property has a full basement with a formal recreation room, central air conditioning, one or two fireplaces, 2 or 3 full bathrooms, 1 or 5 half bathrooms, and a 2-car garage. These properties have the same assessment neighborhood code as the subject and are located in the same block or ¼ of a mile from the subject. Their improvement assessments range from \$115,168 to \$123,000 or from \$45.66 to \$48.62 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 information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The comparables provided by the appellant are more similar to the subject dwelling in size than are the comparables provided by the board of review. The Board finds; however, the appellant did not provide any descriptive information concerning the foundation for comparables #2 through #5, which detracts from the Board's ability to perform a complete comparative analysis. Additionally, the appellant's comparables are approximately 9 or 12 years older than the subject dwelling suggesting each would require an upward adjustment to make them more equivalent to the subject in age. The board of review comparables have similar features as the subject dwelling but are from 14% to 23% larger than the subject dwelling requiring downward adjustments to make them more equivalent to the subject dwelling in size. The comparables submitted by the parties have improvement assessments ranging from \$63,050 to \$123,000 or from \$29.41 to \$48.62 per square foot of living area. The subject's improvement assessment of \$97,000 or \$44.21 per square foot of living area falls within the range established by the

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



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 20, 2025



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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