



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

APPELLANT: Robert and Nahreen Khairo
DOCKET NO.: 22-22879.001-R-1
PARCEL NO.: 06-15-406-008-0000

The parties of record before the Property Tax Appeal Board are Robert and Nahreen Khairo, the appellants, by attorney George N. Reveliotis, of Reveliotis Law, P.C., in Park Ridge, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **A Reduction** 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: \$9,024
IMPR.: \$17,471
TOTAL: \$26,495

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellants 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 2022 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 exterior construction with 1,743 square feet of living area. The dwelling is approximately 41 years old. Features of the home include a concrete slab foundation, central air conditioning, 1½ bathrooms, a fireplace, and a two-car garage. The property is also reported to have “other improvements” which are not further identified. The property has an 11,280 square foot site and is located in Streamwood, Hanover Township, Cook County. The subject is classified as a class 2-07 property under the Cook County Real Property Assessment Classification Ordinance.

The appellants contend overvaluation as the basis of the appeal. In support of this argument, the appellants submitted information on four comparable sales located in the same neighborhood code as the subject and from .1 to .3 of a mile from the subject. The parcels range in size from 7,868 to 14,229 square feet of land area which have been improved with class 2-07 two-story

dwelling of frame exterior construction. The homes are each 37 years old and range in size from 1,740 to 1,799 square feet of living area. Three comparables have partial basements, one of which is finished, and one comparable has a concrete slab foundation. Features include central air conditioning, 1½ or 2½ bathrooms, a fireplace, and a two-car garage. The comparables sold from November 2019 to September 2021 for prices ranging from \$250,000 to \$297,000 or from \$143.68 to \$168.37 per square foot of living area, including land.

Based on this evidence, the appellants requested a reduced total assessment of \$26,495, which would reflect a market value of \$264,950 or \$152.01 per square foot of living area, including land, when applying the 10% level of assessment for class 2 property.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$30,000. The subject's assessment reflects a market value of \$300,000 or \$172.12 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 four properties located in the subject's neighborhood code. The comparables have sites ranging in size from 8,493 to 14,355 square feet of land area which are improved with class 2-07 two-story dwellings of frame exterior construction. The homes are 34 to 38 years old and range in size from 1,250 to 1,896 square feet of living area. Each home has either a slab or crawl-space foundation and from 1 to 3 full bathrooms. Two homes each have central air conditioning and one comparable has a fireplace. Each comparable has either a one-car or a two-car garage. Comparables #3 and #4 each have "other improvements" which are not further identified. The comparables sold from November 2019 to October 2020 for prices ranging from \$260,000 to \$298,000 or from \$150.37 to \$238.40 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 appellants contend 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 appellants met this burden of proof and a reduction in the subject's assessment is warranted.

The parties submitted a total of eight comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to the appellants' comparables #1, #3 and #4, due to differences in foundation type, as each have partial basements, one of which is finished, as compared to the subject's slab foundation. In addition, the Board has given reduced weight to board of review comparables #1, #2 and #4, due to differing dwelling sizes of from approximately 15% to 23% smaller than the subject dwelling.

The Board finds the best evidence of market value to be appellants' comparable #2 along with board of review comparable sale #3, which are each more similar to the subject. These comparables necessitate adjustments to the smaller site sizes, and newer ages. In addition, the differing bathroom count, fireplace count and garage capacity of the board of review comparable also necessitate adjustments. Finally, each of these best comparables differs somewhat in dwelling size necessitating an additional adjustment to make the comparables more equivalent to the subject. These comparables each sold in July and August 2020 for prices of \$267,500 and \$285,100 or for \$147.30 and \$150.37 per square foot of living area, including land, respectively. The subject's assessment reflects a market value of \$300,000 or \$172.12 per square foot of living area, including land, which is above the best comparable sales in this record both in terms of overall value and on a per square foot basis.

Based on this evidence and after considering appropriate adjustments to the best comparables for differences when compared to the subject, the Board finds a reduction in the subject's assessment commensurate with the appellant's request is 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

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: July 15, 2025

Clerk of the Property Tax Appeal Board

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

Robert and Nahreen Khairo, by attorney:
George N. Reveliotis
Reveliotis Law, P.C.
1030 Higgins Road
Suite 101
Park Ridge, IL 60068

COUNTY

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