



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

APPELLANT: Smajo Osmanovic
DOCKET NO.: 22-37935.001-R-1
PARCEL NO.: 09-22-203-044-0000

The parties of record before the Property Tax Appeal Board are Smajo Osmanovic, the appellant(s), 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 **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: \$15,833
IMPR.: \$104,167
TOTAL: \$120,000

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 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 consists of a two-story dwelling of masonry construction containing approximately 6,115 square feet of living area. The dwelling is 12 years old. Features include a full basement with a finished recreation room, central air conditioning, two fireplaces, and a two-car garage. The property is situated on a 15,833-square-foot site located in Park Ridge, within Maine Township, Cook County, Illinois. Pursuant to the Cook County Real Property Assessment Classification Ordinance, the subject property is classified as a Class 2-09 residential property.

The appellant contends that the subject property is overvalued. In support of this position, the appellant submitted data for four comparable sales, each exhibiting varying degrees of similarity to the subject property. According to the appellant, two of the selected comparable properties are located within the same neighborhood code, and the comparable properties are situated

approximately 337.9 feet and 2.10 miles from the subject property. The comparable properties are described as Class 2-09, two-story, single-family masonry residences containing between 5,048 and 5,720 square feet of living area. These properties sold between 2020 and 2022 for prices ranging from \$803,000 to \$975,000, or approximately \$155.71 to \$193.15 per square foot of living area, including land. Based on this evidence, the appellant requests that the subject property's assessment be reduced to \$102,857.

The Board of Review submitted its Notes on Appeal indicating an assessed value of \$120,000 for the subject property, which reflects a market value of \$1,200,000, or \$196.23 per square foot of living area, including land, when applying the 10 percent level of assessment applicable to Class 2 property. In support of the correctness of the assessment, the Board of Review submitted information on three comparable properties, two of which contained sales data. These two comparable properties exhibit varying degrees of similarity to the subject. The comparable properties relied upon by the Board had different neighborhood codes from the subject, and their proximity to the subject property was not reported. The comparable dwellings are described as two-story, Class 2-09 single-family residences, ranging in age from 15 to 33 years and containing between 5,408 and 6,373 square feet of living area. These properties sold in 2021 for prices ranging from \$285.58 to \$342.09 per square foot of living area, including land.

The Board of Review contends that these comparable properties demonstrate that the subject's current assessment is equitable and falls within the range established by similarly situated properties. Accordingly, the Board of Review requests confirmation of the subject's existing assessment.

Conclusions of Law

The taxpayer asserts that 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 taxpayer must prove the value of the property by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e); Winnebago County Bd. of Review v. Property Tax Appeal Bd., 313 Ill. App. 3d 1038, 1043 (2d Dist. 2000). 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 on this basis is not warranted.

The parties submitted a total of six Class 2-09 comparable sales for the Board's consideration. In its analysis, the Board gives greater weight to comparable properties that are more proximate in location and more similar in size, age, design, and relevant physical characteristics to the subject property. However, the Board of Review did not provide the proximity of its proposed comparable properties to the subject, substantially limiting the evidentiary value of its submission and preventing the Board from determining whether those properties are situated within comparable market contexts. Additionally, both parties submitted comparable properties that do not share the same neighborhood code as the subject property. Proximity and neighborhood code are important factors in determining comparability because they identify a

defined market area in which properties are presumed to experience similar economic conditions, demand levels, and market influences. When comparable properties fall outside the subject's neighborhood code or lack reasonably close proximity, their reliability is diminished because they may not be subject to the same market forces or assessment practices applicable to the subject property.

Nonetheless, the Board notes that the comparable properties submitted by both parties are all located within the City of Park Ridge, which enhances their relevance because they are subject to many of the same municipal characteristics, community amenities, and general market influences. While the Board will consider the comparable properties submitted, the differing neighborhood codes and the absence of proximity data for several properties require the Board to rely more heavily on other objective factors—such as structural characteristics, age, design, and living area—when evaluating similarity to the subject property.

The Board finds that the most persuasive evidence of the subject property's market value consists of the appellant's Comparable Nos. 2 and 4, together with Comparable No. 2 submitted by the Board of Review. These properties, like the subject, are two-story, Class 2-09, single-family masonry residences. These comparable properties sold between 2020 and October 2022 at prices ranging from \$167.37 to \$285.58 per square foot of living area, including land. The subject's current assessment reflects an implied market value of \$1,200,000, or \$196.23 per square foot, which falls within the range established by the most comparable properties.

Based on the totality of the evidence contained in the record, and after considering appropriate adjustments for differences between the subject property and the most comparable sales, the Board concludes that the appellant has not established, by a preponderance of the evidence, that the subject property is overvalued. Accordingly, no 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: June 16, 2026



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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Cook County Board of Review

Docket No: 22-37935.001-R-1

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