FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Samed Karic
DOCKET NO.: 22-44202.001-R-1
PARCEL NO.: 13-03-218-035-0000

The parties of record before the Property Tax Appeal Board are Samed Karic, the appellant(s), by attorney Joe Huang, of the Law Offices of Terrence Kennedy Jr. 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 ***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:	$11,155
IMPR.:	$33,845
TOTAL:	$45,000

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) 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 4,462 square foot site improved with an approximately 67-year-old, two-story dwelling of masonry construction with 2,085 square feet of living area. Features include a full basement and a two-car garage. The subject property is located in Chicago, Jefferson Township, Cook County and is classified as a 2-05 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based, in part, on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on December 21, 2020, for a price of $450,000 or $215.83 per square foot of living area, including land. The evidence of sale consisted of a copy of a settlement statement and appellant's answers to Section IV – Recent Sale Data of their appeal. This evidence indicated that the sale was through a realtor, advertised for sale for 23 days through the multiple listing service, and that the subject's sale was

not between family members or related corporations. The appellant did not indicate whether the sale was due to a foreclosure proceeding or if a contract for deed was utilized. Based on this evidence, the appellant requested a reduction in the subject's assessment to $45,000.

The appellant also asserts assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted information on six suggested equity comparables with varying degrees of similarity to the subject property. The comparable properties offered by the appellant are of either frame or masonry construction and range in size from 1,976 to 2,195 square feet of living area. The comparables range in age from 70 to 76 years and are between 0.1 to 0.4 miles from the subject property. The comparables have improvement assessments ranging from $12.83 to $16.54 per square foot of living area. The appellant also submitted a copy of the board of review's decision letter reflecting a total assessment for the subject property as $51,041. Based on this evidence, the appellant requested a reduction in the subject's assessment to $43,056.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject as $51,041. The subject's assessment reflects a market value of $510,410 or $244.80 per square foot of living area, including land, when applying the Cook County Real Property Assessment Classification Ordinance of 10% as determined under the Cook County Real Property Assessment Classification Ordinance.

The subject property has an improvement assessment of $39,886 or $19.13 per square foot of living area. In support of its contention of the correct assessment, the board of review submitted information on four suggested equity comparables, two of which also contained sales information. The suggested comparable properties are of either masonry or frame and masonry construction, range in age from 65 to 80 years, and have improvement assessments ranging from $19.29 to $29.52 per square foot of living area. The sales comparable properties ranged: in price between $750,000 and $900,000; in living area square footage between 1,863 and 2,088; and in sale price per square foot between $402.58 and $479.74. Based on this evidence, the board of review requested that the assessment be confirmed.

Conclusion of Law

The Board takes judicial notice that the subject property was the subject matter of an appeal before the Property Tax Appeal Board the prior year under Docket Number 2021-53961.001-R-1. In that appeal the Property Tax Appeal Board issued a decision lowering the assessment of the subject property to $45,000 on the evidence submitted by the parties. The tax years 2021 and 2022 are within the same general assessment period for Jefferson Township and the appellant disclosed that the subject property is an owner-occupied residence.

The Property Tax Appeal Board finds that the assessment as established by the Board for the 2021 tax year should be carried forward to the tax year at issue subject only to equalization as provided by section 16-185 of the Property Tax Code.

Section 16-185 of the Property Tax Code (35 ILCS 200/16-185) states in part:

> "If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel on which a residence occupied by the owner is situated, such

> reduced assessment, subject to equalization, shall remain in effect for the remainder of the general assessment period as provided in Sections 9-215 through 9-225, unless that parcel is subsequently sold in an arm's length transaction establishing a fair cash value for the parcel that is different from the fair cash value on which the Board's assessment is based, or unless the decision of the Property Tax Appeal Board is reversed or modified upon review." 35 ILCS 200/16-185.

Additionally, section 10-15 of the Illinois Administrative Procedure Act states: "Standard of proof. Unless otherwise provided by law or stated in the agency's rules, the standard of proof in any contested case hearing conducted under this Act by an agency shall be the preponderance of the evidence." 5 ILCS 100/10-15. The Board takes official notice that for docket number 21-53961.001-R-1 it rendered a decision lowering the subject's assessment for tax year 2021 (86 Ill.Admin.Code §1910.90(i)), and that tax year 2021 and the instant tax year of 2022 are in the same general assessment period for Jefferson Township. The Board further finds that the subject is owner-occupied based on the appellant's statement in Section II of the 2022 appeal form, which states that the subject is owner-occupied. The record contains no evidence indicating that the subject sold in an arm's-length transaction subsequent to the Board's decision for the 2021 tax year, or that the Board's decision for the 2021 tax year was reversed or modified upon review.

For these reasons the Board finds that a reduction in the subject's assessment is warranted to reflect the assessment as established in the Board's 2021 tax year decision, plus the application of an equalization factor, if any.

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:

C E R T I F I C A T I O N

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: November 17, 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 9-215 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

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