



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

APPELLANT: Georges Yacoub A.
DOCKET NO.: 22-52033.001-R-1
PARCEL NO.: 10-15-301-052-0000

The parties of record before the Property Tax Appeal Board are Georges Yacoub A., the appellant, 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: \$8,405
IMPR.: \$52,594
TOTAL: \$60,999

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 property is improved with a two-story multi-family apartment building of masonry exterior construction with 4,016 square feet of gross building area which is approximately 71 years old. Features include a full unfinished basement, and four full bathrooms. The property has a 6,466 square foot site and is located in Skokie, Niles Township, Cook County. The subject is classified as a class 2-11 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of this argument, the appellant submitted information on four comparable sales located in the same neighborhood code, two of which are on the same street as the subject and from .02 of a mile to 1.7-miles from the subject. The comparable parcels range in size from 3,690 to 6,710 square feet of land area and are each improved with a class 2-11 two-story or three-story multi-family apartment building

of masonry exterior construction ranging in size from 3,012 to 4,890 square feet of gross building area. The comparables are from 71 to 96 years old. Each comparable has a full basement and 3 or 4 full bathrooms. Three comparables have either a two-car or a three-car garage. The comparables sold from July 2021 to August 2022 for prices ranging from \$500,000 to \$570,000 or from \$116.56 to \$172.64 per square foot of gross building area, including land.

Based on this evidence, the appellant requested a reduced total assessment of \$51,376 which would reflect a market value of \$513,760 or \$127.93 per square foot of gross building area, including land.

The board of review submitted its "Board of Review Notes on Appeal." The appellant submitted a copy of the final decision disclosing the total assessment for the subject of \$60,999. The subject's assessment reflects a market value of \$609,990 or \$151.89 per square foot of gross building 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 comparable sales located in the same neighborhood code as the subject, two of which are either in the same [tax] block or ¼ of a mile from the subject. The parcels range in size from 5,009 to 8,600 square feet of land area and are each improved with a class 2-11 two-story multi-family apartment building of masonry exterior construction. The buildings range in age from 64 to 94 years old and range in size from 3,776 to 4,143 square feet of gross building area. Each comparable has a full basement, and 4 or 5 full bathrooms. Three comparables have central air conditioning and one comparable has a two-car garage. The comparables sold from June 2021 to January 2022 for prices ranging from \$635,000 to \$700,000 or from \$159.36 to \$170.90 per square foot of gross building area, including land.

Based on the foregoing 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 parties submitted a total of eight suggested comparable sales to support their respective positions before the Property Tax Appeal Board. The Board has given reduced weight to appellant's comparables #2, #3 and #4 as well as board of review comparable #3, which range in age from 91 to 96 years old being much older than the 71 year old subject apartment building and these three appellant's comparables are each one-mile or more distant from the subject.

The Board finds the best evidence of market value to be appellant's comparable sale #1 along with board of review comparable sales #1, #2 and #4, which are relatively similar to the subject

in age being 64 to 72 years old. After considering adjustments to the best comparables for differences in age from the subject, building size and/or features such as central air conditioning, the Board finds the best comparable sales in the record sold from July 2021 to January 2022 for prices ranging from \$500,000 to \$670,000 or from \$124.75 to \$168.17 per square foot of gross building area, including land. The subject's assessment reflects a market value of \$609,990 or \$151.89 per square foot of gross building area, including land, which is within the range established by the best comparable sales in this record.

In conclusion, based on this evidence and after a thorough analysis of the market value data in the record, the Board finds 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: _____

October 21, 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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