



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

APPELLANT: Kishta Fahim  
DOCKET NO.: 20-06570.001-R-1  
PARCEL NO.: 16-05-12-201-023-0000

The parties of record before the Property Tax Appeal Board are Kishta Fahim, the appellant, by attorney Brian S. Maher, of Weis, DuBrock, Doody & Maher in Chicago; and the Will 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 **Will** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$16,527  
**IMPR.:** \$91,645  
**TOTAL:** \$108,172

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2020 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 2-story dwelling of brick and siding exterior construction<sup>1</sup> with 2,580 square feet of living area. The dwelling was constructed in 1979. Features of the home include a basement, central air conditioning, a fireplace, and a 465 square foot garage. The property has an 11,807 square foot site and is located in Homer Glen, Homer Township, Will County.

The appellant contends assessment inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on four equity comparables located within the same neighborhood as the subject. The comparables are

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<sup>1</sup> Additional details regarding the subject not reported by the appellant are found in the board of review's evidence and were not refuted by the appellant in written rebuttal.

improved with 2-story homes of brick and siding exterior construction<sup>2</sup> ranging in size from 2,701 to 2,947 square feet of living area. The dwellings were built from 1977 to 1984. Each home has a basement, central air conditioning, a fireplace, and a garage ranging in size from 477 to 868 square feet of building area. The comparables have improvement assessments ranging from \$91,507 to \$98,819 or from \$33.53 to \$33.89 per square foot of living area. Based on this evidence the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$108,172. The subject property has an improvement assessment of \$91,645 or \$35.52 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, together with a grid analysis of the appellant's comparables, and a map depicting the locations of both parties' comparables in relation to the subject. The board of review's comparables are located within the same neighborhood as the subject. The comparables are improved with 2-story homes of brick and siding exterior construction with 2,451 or 2,621 square feet of living area. The dwellings were built from 1977 to 1983. Each home has a basement, central air conditioning, a fireplace, and a 475 or 500 square foot garage. Three comparables each have an inground swimming pool. The comparables have improvement assessments ranging from \$91,795 to \$99,980 or from \$37.28 to \$38.15 per square foot of living area.

The board of review submitted a letter from the township assessor's office contending that the appellant's comparables are larger homes than the subject and the appellant's comparable #2 has a screened porch unlike the subject. Based on this evidence the board of review requested confirmation of the subject's assessment.

### **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 record contains a total of eight equity comparables for the Board's consideration. The Board gives less weight to the appellant's comparable #3, which is less similar to the subject in dwelling size than other comparables in this record, and to the appellant's comparable #4, which has a much larger garage than the subject. The Board gives less weight to the board of review's comparables #1, #2, and #3, which each feature an inground swimming pool unlike the subject.

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<sup>2</sup> Additional details regarding the comparables not reported by the appellant are found in the board of review's evidence and were not refuted by the appellant in written rebuttal.

The Board finds the best evidence of assessment equity to be the appellant's comparables #1 and #2 and the board of review's comparable #4, which are similar to the subject in dwelling size, age, location, and features. These comparables have improvement assessments that range from \$91,507 to \$99,980 or from \$33.87 to \$38.15 per square foot of living area. The subject's improvement assessment of \$91,645 or \$35.52 per square foot of living area falls within the range established by the best comparables in this record. Based on this record and after considering appropriate adjustments to the best comparables for differences from the subject, 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 16, 2023



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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