



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

APPELLANT: Mohammed Iftekaruddin
DOCKET NO.: 21-38938.001-R-1
PARCEL NO.: 04-17-308-001-0000

The parties of record before the Property Tax Appeal Board are Mohammed Iftekaruddin, the appellant, by attorney Brian P. Liston, of the Law Offices of Liston & Tsantilis, P.C. 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 **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: \$17,808
IMPR.: \$58,367
TOTAL: \$76,175

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 2021 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 frame and masonry exterior construction with 4,959 square feet of living area. The home was built in 2000 and is approximately 21 years old. Features include a full basement with finished area, central air conditioning, two fireplaces, and a 3-car garage. The property has a 14,840 square foot site and is located in Northbrook, Northfield Township, Cook County. The subject is classified as a class 2-08 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information, including photographs and property information sheets, on three equity comparables that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-08 dwellings of masonry or frame or masonry exterior construction ranging in size from 4,338 to

4,446 square feet of living area. The homes range in age from 20 to 29 years old. The comparables each have a full basement; however, the appellant did not address whether there was basement finish in the finished basement area section of the grid analysis. Each comparable has central air conditioning, either one or two fireplaces, and a 3-car garage. The comparables have improvement assessments ranging from \$47,008 to \$50,240 or from \$10.61 to \$11.30 per square foot of living area. Based on this evidence, the appellant requested that the improvement assessment be reduced to \$54,152 or \$10.92 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$76,175. The subject property has an improvement assessment of \$58,367 or \$11.77 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 that are located in the subject's assessment neighborhood code. The comparables are improved with 2-story, class 2-08 dwellings of masonry or frame or masonry exterior construction ranging in size from 4,312 to 4,770 square feet of living area. The homes are either 4 or 19 years old. Each comparable has a full basement, central air conditioning, either one or two fireplaces, and a 3-car garage. The comparables have improvement assessments ranging from \$54,080 to \$58,367 or from \$12.17 to \$13.33 per square foot of living area. Based on this evidence, the board of review requested that the subject's assessment be confirmed.

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 parties submitted seven suggested comparables for the Board's consideration which have varying degrees of similarity to the subject in age and dwelling size. Nevertheless, the Board gives less weight to board of review comparable #1 which is a considerably newer home than the subject. The Board finds each of the parties' six remaining comparables to be smaller homes than the subject and are similar to the subject in location, design, age, and many features; although the Board lacks information on basement finish for the appellant's comparables. These comparables have improvement assessments ranging from \$47,008 to \$58,367 or from \$10.61 to \$13.33 per square foot of living area. The subject's improvement assessment of \$58,367 or \$11.77 per square foot of living area falls within the range established by the comparables in this record on a per square foot basis and matches board of review comparable #3 which sets the upper end of the range on an overall basis. However, after considering appropriate adjustments to the best comparables for differences from the subject, including but limited to dwelling size and basement finish, the Board finds the subject's improvement is supported and a reduction 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: _____

April 15, 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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