



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

APPELLANT: Mohammed Iftekaruddin
DOCKET NO.: 22-46997.001-R-1
PARCEL NO.: 10-21-201-025-0000

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 **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: \$6,448
IMPR.: \$43,752
TOTAL: \$50,200

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 consists of a 2-story multi-family building of masonry exterior construction with 4,226 square feet of gross building area. The building is approximately 51 years old. Features include a full basement, central air conditioning, and 2-car garage.¹ The property has a 4,960 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 completed Section IV – Recent Sale Data of the appeal petition reporting that the subject was purchased on November 20, 2020 for a price of \$502,000. The property was

¹ The subject's description was gleaned from Section III of the appellant's appeal petition and the evidence presented by the board of review.

reported to have been purchased from Fred Ferstein and the parties to the transaction were not related. The property was reported to have been sold through a realtor, @Properies, by an undisclosed agent and was advertised for an unknown period of time in a Multiple Listing Service (MLS). The appellant submitted a copy of the signed settlement statement which reiterated the sale price of \$502,000 as well as disclosing the settlement date to be December 17, 2020 and commissions being paid to two entities. The evidence provided by the appellant also included an unofficial copy of warranty deed related to the subject's sales. Based on this evidence, the appellant requested a reduction in the subject's assessment to reflect the subject's purchase price.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$56,000. The subject's assessment reflects a market value of \$560,000 or \$132.51 per square foot of gross building area, land included, when applying the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on three comparables with the same assessment neighborhood code as the subject. The board of review provided equity data for each comparable and sales data for two of these comparables. However, the equity data supplied is not responsive to the subject's overvaluation argument and will not be considered in this appeal. Comparables #1 and #2 have sites with either 4,960 or 5,580 square feet of land area. The properties are improved with 2-story, class 2-11 multi-family buildings of masonry exterior construction with either 3,323 or 3,748 square feet of gross building area. The buildings are either 53 or 73 years old. Each comparable has a full basement and either a 2-car or a 2.5-car garage. One comparable has a central air conditioning. The two comparable properties were reported to have been sold in November 2020 and December 2021 for prices of \$1 and \$525,000 or \$0.00 and \$157.99 per square foot of gross building area, land included. The \$1 sale for comparable #1 will not be further considered as a \$1 sale price is unlikely to be indicative of the subject's estimated market value and calls into question the arm's length nature of this sale. In the grid analysis, the board of review reported the subject sold on February 18, 2021 for a price of \$502,000 without further explanation. Based on this evidence, the board of review requested the subject's assessment be confirmed.

Conclusion of Law

The appellant contends in part 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 based on overvaluation is not warranted.

This record contains the sale of the subject and one comparable sale submitted by the board of review for the Board's consideration. The Board gives less weight to the sale of board of review comparable #2 as this comparable presents significant differences from the subject in gross building size, age, and lacks central air conditioning, which the subject features.

Therefore, the Board finds the best evidence of market value to be the sale of the subject property in November/December 2020 for a price of \$502,000. The appellant's evidence demonstrated the sale had the elements of an arm's-length transaction. The appellant disclosed the parties to the transaction were not related and that the property was advertised for sale in the MLS. To document the sale, the appellant submitted a copy of the settlement statement further disclosing real estate commissions were paid. The Board finds the board of review did not present any substantive evidence to challenge or refute the arm's length nature of the subject's sale transaction. The Board further finds the subject's purchase price of \$502,000 falls below its market value, as reflected by the subject's assessment, of \$560,000. Therefore, based on this record, the Board finds a reduction in the subject's assessment to reflect its sale price is warranted based upon the Cook County Real Property Assessment Ordinance level of assessment for Class 2 property of 10% and procedural rule 86 Ill.Admin.Code §1910.50(c)(2).

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: _____

January 20, 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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