



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

APPELLANT: Junaid Basathia
DOCKET NO.: 22-47205.001-R-1
PARCEL NO.: 10-17-415-052-0000

The parties of record before the Property Tax Appeal Board are Junaid Basathia, the appellant, by Dora Cornelio, attorney-at-law of Schmidt Salzman & Moran, Ltd. 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: \$6,094
IMPR.: \$28,606
TOTAL: \$34,700

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 multi-level dwelling of frame and masonry exterior construction with 1,324 square feet of living area. The dwelling is approximately 58 years old. Features of the property include a basement, central air conditioning, two bathrooms and a 1-car garage.¹ The property has a 4,688 square foot site located in Morton Grove, Niles Township, Cook County. The subject is classified as a class 2-34 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends inequity regarding the improvement assessment as the basis of the appeal. In support of this argument the appellant submitted information on five equity

¹ The appellant described the subject as having a full unfinished basement while the board of review described the subject as having a partial basement with a formal recreation room. Neither party submitted documentation to support their respective descriptions.

comparables composed of class 2-34 properties improved with multi-level dwellings of masonry, frame, or frame and masonry exterior construction that range in size from 1,281 to 1,399 square feet of living area. The dwellings range in age from 57 to 67 years old. Each property has a full unfinished basement and a 1-car, 1.5-car or 2-car garage. Four comparables have central air conditioning and three comparables have 1 or 2 fireplaces. The comparables also have 1, 1½ or 2 bathrooms. These properties also have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$21,800 to \$24,230 or from \$16.72 to \$17.39 per square foot of living area. The appellant requested the subject's improvement assessment be reduced to \$22,931.

The appellant submitted a copy of the final decision issued by the board of review disclosing a total assessment of \$34,700. The appellant indicated the subject has an improvement assessment of \$28,606 or \$21.61 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" and information on four equity comparables consisting of class 2-34 properties improved with multi-level dwellings of masonry or frame and masonry exterior construction that range in size from 1,215 to 1,350 square feet of living area and in age from 56 to 65 years old. Each property has a partial basement with a formal recreation room, 1½ or 2 bathrooms, and a 2-car or 2.5-car garage. Three comparables have central air conditioning. The comparables have the same assessment neighborhood code as the subject and are located on the same block or ¼ of a mile from the subject. Their improvement assessments range from \$29,620 to \$32,238 or from \$21.94 to \$25.26 per square foot of living area. The board of review contends the building assessed value per square foot for the comparables are the same or higher than the subject, which supports the assessed value as equitable.

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 information on nine equity comparables with the same classification code and neighborhood code as the subject property to support their respective positions. The comparables are relatively similar to the subject in age, size and most features with improvement assessments that range from \$21,800 to \$32,238 or from \$16.72 to \$25.26 per square foot of living area. Board of review comparable #1 is overall most similar to the subject in location, age, exterior construction and size with an improvement assessment of \$32,238 or \$24.33 per square foot of living area. The subject's improvement assessment of \$28,606 or \$21.61 per square foot of living area falls within the range established by the comparables in this record and is below the overall most similar comparable in this record. Based on this record 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: _____

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

State of Illinois
Property Tax Appeal Board
William G. Stratton Building, Room 402
401 South Spring Street
Springfield, IL 62706-4001

APPELLANT

Junaid Basathia, by attorney:
Dora Cornelio
Schmidt Salzman & Moran, Ltd.
111 W. Washington St.
Suite 1300
Chicago, IL 60602

COUNTY

Cook County Board of Review
County Building, Room 601
118 North Clark Street
Chicago, IL 60602