



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

APPELLANT: Mohammad Anwar
DOCKET NO.: 22-47441.001-R-1 through 22-47441.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Mohammad Anwar, 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 **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:

| DOCKET NO | PARCEL NUMBER | LAND | IMPRVMT | TOTAL |
|------------------|--------------------|-------|---------|----------|
| 22-47441.001-R-1 | 10-22-216-031-0000 | 4,050 | 7,000 | \$11,050 |
| 22-47441.002-R-1 | 10-22-216-032-0000 | 4,050 | 10,500 | \$14,550 |

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 composed of two parcels (PINs) that are improved with a one-story dwelling of masonry exterior construction with 1,290 square feet of living area. The dwelling is approximately 67 years old. Features of the property include a full basement, 1½ bathrooms, and a 2-car garage.¹ The property has a combined 6,000 square foot site located in Skokie, Niles Township, Cook County. The subject is classified as a class 2-03 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 basement with a recreation room while the board of review described the subject as having a full unfinished basement. Neither party provided evidence in support of their respective descriptions of the basement finish.

comparables composed of class 2-03 properties improved with 1-story or 1.5-story dwellings of masonry exterior construction that range in size from 1,286 to 1,395 square feet of living area.² The homes range in age from 62 to 73 years old. Four comparables have a full basement with a recreation room and one comparable has a slab foundation. One comparable has central air conditioning, and four comparables have a 1-car, 1.5-car or a 2-car garage. Each property has one bathroom. The comparables have the same assessment neighborhood code as the subject property. Their improvement assessments range from \$15,000 to \$17,644 or from \$11.56 to \$13.14 per square foot of living area. On the appeal form the appellant requested the subject's improvement assessment be reduced to \$21,682 or \$16.81 per square foot of living area.³

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total combined assessment for the subject of \$38,636.⁴ The subject property has a combined improvement assessment of \$30,536 or \$23.67 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 composed of class 2-03 properties that are improved with one-story dwellings of masonry exterior construction that range in size from 1,015 to 1,100 square feet of living area. The homes are 66 or 67 years old. Each property has a full basement with three having finished area, 1 or 1½ bathrooms, and a 1-car or 2-car garage. Three comparables have central air conditioning. These properties have the same assessment neighborhood code as the subject property and are located ¼ of a mile from the subject property. Their improvement assessments range from \$25,975 to \$27,736 or from \$24.72 to \$26.67 per square foot of living area.

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 met this burden of proof and a reduction in the subject's assessment is 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 Board gives less weight to appellant's comparable #1 due to differences from the subject in foundation. The Board gives less weight to appellant's comparable #2 due to differences from the subject in style and the fact the property has no garage, unlike the subject property. The Board gives less weight to the board of review comparables due to differences from the subject in dwelling size. The board finds the best evidence of assessment equity to be appellant's comparables #3, #4 and #5 that range in size from 1,286 to 1,332 square feet of living area and are 62 or 65 years old.

² The appellant submitted copies of the Cook County Assessor's property characteristic sheets for the comparables from which descriptive information was verified or obtained.

³ In the brief the appellant requested the subject's improvement assessment be reduced to \$12.83 per square foot of living area for a total revised assessment of \$24,650.

⁴ The board of review explained the subject property has a prorated assessment between PINs 10-22-216-031-0000 & 10-22-216-032-0000.

These comparables have similar features as the subject with the exception each has one less ½ bathroom than the subject and two have smaller garages than the subject suggesting upward adjustments to these comparables would be appropriate. These three comparables have improvement assessments that range from \$16,500 to \$17,500 or from \$12.83 to \$13.14 per square foot of living area. The subject's improvement assessment of \$30,536 or \$23.67 per square foot of living area falls above the range established by the best comparables in this record. Based on this record the Board finds the appellant demonstrated with clear and convincing evidence that the subject's improvement was inequitably assessed and a reduction in the subject's assessment is 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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