



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

APPELLANT: Ahmad Ansari
DOCKET NO.: 22-55428.001-R-1 through 22-55428.002-R-1
PARCEL NO.: See Below

The parties of record before the Property Tax Appeal Board are Ahmad Ansari, 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:

DOCKET NO	PARCEL NUMBER	LAND	IMPRVMT	TOTAL
22-55428.001-R-1	19-35-315-014-0000	2,520	6,931	\$9,451
22-55428.002-R-1	19-35-315-015-0000	2,520	6,932	\$9,452

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 two parcels which are improved with a 1-story dwelling of masonry exterior construction with 1,118 square feet of living area and is approximately 64 years old. Features of the home include a full basement and a 2-car garage. The property has 3,150 total square foot site and is located in Chicago, Lake 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 assessment inequity with respect to the improvement as the basis of the appeal. In support of this argument, the appellant submitted information, including property details printouts, on three equity comparables with the same assessment neighborhood code as the subject. The comparables are improved with 1-story, class 2-03 dwellings of masonry exterior construction ranging in size from 1,246 to 1,333 square feet of living area. The homes

are either 61 or 64 years old. The comparables each have a full basement with finished basement area reported as “n/a.” Each comparable has a 2-car garage. Two comparables each have central air conditioning. One comparable has a fireplace. The comparables have improvement assessments of either \$14,061 or \$15,061 and of either \$11.28 or \$11.30 per square foot of living area. Based on this evidence, the appellant requested that the subject’s improvement assessment be reduced.

The appellant’s submission included a copy of the “Cook County Board of Review” final decision dated August 16, 2023 which disclosed the subject has a total assessment for the two parcels of \$18,903. The “Addendum to Petition” disclosed the subject’s total assessment reflects a total land assessment of \$5,040 and a total improvement assessment of \$13,863 or \$12.40 per square foot of gross building area.

The board of review submitted its "Board of Review Notes on Appeal" for only one parcel under appeal. Nevertheless, in support of its contention of the correct assessment, the board of review submitted information on four equity comparables with the same assessment neighborhood code as the subject as well as being located on the same tax block as the subject property. The comparables are improved with 1-story, class 2-03 dwellings of frame, masonry, or frame and masonry exterior construction ranging in size from 1,020 to 1,106 square feet of living area. The homes range in age from 61 to 65 years old. Three comparables each have a full basement, two of which have finished area, and one comparable has a slab foundation. Each comparable has a 1-car or a 2-car garage. Three comparables each have central air conditioning. The comparables have improvement assessments ranging from \$14,480 to \$15,480 or from \$13.54 to \$14.88 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 equity comparables for the Board’s consideration. The Board gives less weight to the appellant’s comparables which are substantially larger homes than the subject. The Board also gives less weight to board of review comparable #2 which lacks a basement foundation, which is a feature of the subject.

The Board finds the best evidence of assessment equity to be the board of review comparables #1, #3, and #4 which are located on the same block and street as the subject as well as being overall more similar to the subject in location, design/class, age, dwelling size, and most features. These comparables have improvement assessments of either \$14,976 or \$15,480 and of either \$13.54 or \$14.88 per square foot of living area. The subject’s improvement assessment of

\$13,863 or \$12.40 per square foot of living area falls below the best comparables in this record on both an overall value basis and on a per square foot basis. After considering the adjustments to the best comparables for differences when compared to 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: _____

August 19, 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

Ahmad Ansari, by attorney:
Brian P. Liston
Law Offices of Liston & Tsantilis, P.C.
200 S. Wacker Drive
Suite 820
Chicago, IL 60606

COUNTY

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