



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

APPELLANT: Ramzi Yokana  
DOCKET NO.: 23-30080.001-R-1  
PARCEL NO.: 15-01-102-013-0000

The parties of record before the Property Tax Appeal Board are Ramzi Yokana, the appellant(s), by attorney Max E. Callahan, of Siegel & Callahan, 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:** \$10,500  
**IMPR.:** \$58,500  
**TOTAL:** \$69,000

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 2023 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 92-year-old, two-story, single-family dwelling of masonry construction with 2,451 square feet of living area. The property has an 8,750 square foot site located in River Forest, River Forest Township, Cook County. The subject is classified as a class 2-06 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends overvaluation as the basis of the appeal. In support of its market value argument, the appellant completed Section IV – Recent Sale Data in its Residential Appeal Form indicating the subject property was purchased on January 29, 2020, for \$555,000, the sale did not occur between family members, was sold by a realtor, and was advertised for sale with the multiple listing service for a period of one-and-one-half year. In addition, the appellant submitted copies of the Settlement Statement, Real Estate Contract, and Warranty Deed. The appellant also submitted a copy of the board of review’s written decision reflecting its final total

assessment for the subject property of \$69,000. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$55,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total valuation assessment for the subject of \$69,000 and an improvement assessment of \$58,500. The valuation assessment reflects a market value of \$690,000, or \$281.52 per square foot of living area.

In support of its contention of the correct assessment, the board of review submitted information on four suggested comparables. Each comparable was improved with a two-story, single-family residence of either frame or frame and masonry construction. The comparables ranged from 2,315 to 2,429 square feet of living area; from 72 to 89 years of age. They sold between June of 2022 and October of 2023 for prices ranging from \$718,000 to \$1,550,000, or from \$295.59 to \$654.01 per square foot of living area. In addition, the board of review included information in its grid analysis indicating the subject property sold in February of 2020 for \$555,000, or \$226.44 per square foot of living area.

### **Conclusion of Law**

The appellant contends 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 appellant *did not meet* this burden of proof and a reduction in the subject's assessment *is not* warranted.

The Board finds the best evidence of market value to be the comparable sales properties submitted by the board of review. The purchase of the subject property in January of 2020 is too far removed from the 2023 lien year in the instant appeal. The best comparables sold between June of 2022 and October of 2023 for prices ranging from \$295.59 to \$654.01 per square feet of living area. The subject's assessment reflects a market value of \$281.52 per square foot of living area, including land, which is below the range established by the best comparable sales in this record. Based on this evidence the Board finds 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:

April 21, 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

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

APPELLANT

Ramzi Yokana, by attorney:  
Max E. Callahan  
Siegel & Callahan, P.C.  
141 W. Jackson  
Suite 1795  
Chicago, IL 60604

COUNTY

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