



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

APPELLANT: Shahnawaz Hasan  
DOCKET NO.: 24-01334.001-R-1  
PARCEL NO.: 19-09-21-310-009-0000

The parties of record before the Property Tax Appeal Board are Shahnawaz Hasan, the appellant; and the Will 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 **Will** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$23,627  
**IMPR.:** \$143,338  
**TOTAL:** \$166,965

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the Will County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 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 1.5-story dwelling of brick exterior construction with 3,268 square feet of living area. The dwelling was constructed in 1991 and is approximately 33 years old. Features of the home include a basement, central air conditioning, one fireplace and a 1,238 square foot garage. The property has an approximately 14,597 square foot site and is located in Frankfort, Frankfort Township, Will County.

The appellant contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted information on three comparable properties, two of which had sale information. Since comparable #1 had no reported sale for this overvaluation appeal the Board shall not discuss or analyze this comparable property any further. Comparable sales #2 and #3 are located in the same assessment neighborhood code as the subject property. The comparables have sites with 14,907 and 19,647 square feet of land area and are improved with 1-story or 1.5-story dwellings of frame or brick exterior construction that have 1,932 or 2,824 square feet of

living area and were built in 1991 or 1992. Each comparable has a basement, central air conditioning, one fireplace and a 418 or 506 square foot garage. The properties sold in May 2021 for prices of \$360,000 and \$435,000 or \$154.04 and \$186.34 per square foot of living area, land included. Based on this evidence, the appellant requested the subject's total assessment be reduced to \$136,965 which reflects a market value of \$410,936 or \$125.75 per square foot of living area, land included, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$166,965. The subject's assessment reflects a market value of \$500,945 or \$153.29 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>1</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located in the same assessment neighborhood code as the subject property. The comparables have sites that range in size from 14,009 to 14,976 square feet of land area and are improved with 1.5-story dwellings of brick exterior construction ranging in size from 2,816 to 3,008 square feet of living area. The homes were built in 1991 or 1993. Each comparable has a basement, central air conditioning and a garage ranging in size from 627 to 710 square feet of building area. Two dwellings each have one fireplace. The properties sold from July 2023 to August 2024 for prices ranging from \$473,000 to \$510,000 or from \$167.55 to \$177.56 per square foot of living area, land included. Based on this evidence, the board of review requested the subject's assessment be confirmed.

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

The parties submitted five comparable sales for the Board's consideration. The Board gives less weight to appellant comparables #2 and #3 which sold in May 2021, more than 2½ years prior to the January 1, 2024 assessment date at issue.

The Board finds the best evidence of market value to be the board of review's comparables which sold within seven months of the January 1, 2024 assessment date and are similar to the subject in location, age, design and other features. These best comparables sold from July 2023 to August 2024 for prices ranging from \$473,000 to \$510,000 or from \$167.55 to \$177.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$500,945 or \$153.29 per square foot of living area, including land, which falls within the range

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<sup>1</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill.Admin.Code Sec. 1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

established by the best comparable sales in this record on an overall market value basis and below the range on a per square foot basis. After considering appropriate adjustments to the best comparables for differences from the subject, the Board finds the subject's assessment is justified and a reduction in the subject's assessment is not warranted.

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: \_\_\_\_\_

November 25, 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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