FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD

APPELLANT: Yasir Kanan
DOCKET NO.: 24-38625.001-R-1
PARCEL NO.: 19-25-113-023-0000

The parties of record before the Property Tax Appeal Board (PTAB) are Yasir Kanan, the appellant, by attorney Michael R. Davies, of Ryan Law, PLLC in Chicago; and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, PTAB hereby finds ***No Change*** in the Cook County Board of Review's assessment of the property is warranted. The correct assessed valuation of the property is:

LAND:	$1,890
IMPR.:	$24,372
TOTAL:	$26,262

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a Cook County Board of Review decision pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) contesting 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

A 3,558 square feet masonry building on a 3,780 square feet parcel in Chicago of Lake Township, Cook County comprises the subject property. The 56-year-old, class 2-11 residence per the Cook County Real Property Assessment Classification Ordinance featured three bathrooms, air conditioning, a two-car garage, and a partial basement.

The appellant pleads assessment inequity as the basis of the appeal, arguing that the subject improvement assessment must be reduced to $5.87 per living square foot. As evidence of subject assessment nonuniformity, the appellant presented four class 2-11 properties within 1.15 miles of the subject. These suggested comparables included three to five bathrooms, no air conditioning, and a one- to 2.5-car garage. The appellant's improvements also spanned 85 to 96 years in building age; 3,962 to 4,078 square feet in area; and $5.14 to $6.26 per living square foot in assessment. The appellant elected to forego a hearing on the petition.

The board of review countered that the subject improvement assessment of $24,372, or $6.85 per living square foot, was equitable in its "Notes on Appeal." In defense of the $26,262 total subject assessment, the county board of review proposed four masonry improvements within a quarter mile of the subject as assessment comparables. The county board of review's preferred comparators included at least three full bathrooms, a full or partial basement, air conditioning in properties #1 and #3, and no garage or a two-car garage. These properties had 59- to 74-year-old buildings; 3,321 to 3,611 in living square footage; and $7.11 to $8.56 per square foot in improvement assessment.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. The Illinois Constitution requires real estate taxes "be levied uniformly by valuation ascertained as the General Assembly shall provide by law." Ill. Const., art. IX, § 4 (1970); Walsh v. Property Tax Appeal Board, 181 Ill. 2d 228, 234 (1998). Yet this uniformity provision of the Illinois Constitution does not mandate absolute equality in taxation; instead, a reasonable degree of uniformity in the taxing authority's assessments suffices. Peacock v. Property Tax Appeal Board, 339 Ill. App. 3d 1060, 1070 (4th Dist. 2003).

When unequal treatment in the assessment is the basis of a property tax appeal, appellants must prove the inequity of the assessments by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e); Walsh, 181 Ill. 2d at 234 (1998). Clear and convincing evidence means more than a preponderance of the evidence, but it does not need to approach the degree of proof required for a criminal conviction. Bazyldo v. Volant, 164 Ill. 2d 207, 213 (1995). Proof of unequal treatment in the assessment process should comprise assessment documentation for the year in question of similarly situated properties with compelling proximity to, and a lack of distinguishing characteristics from, the subject property. 86 Ill.Admin.Code §1910.65(b). The Property Tax Appeal Board (PTAB) finds the appellant did not surmount this burden of proof.

Of the parties' submissions, board of review comparables #2 through #4 best represented the subject and thereby constitute the best evidence of assessment equity in this record. Board of review comparables #2 and #3 each featured more living area than the subject, with board of review comparable #2 somewhat mitigating its lack of air conditioning and garage with an extra full bathroom. Finally, board of review comparable #4 had a marginally smaller improvement and inferior basement in addition to lacking the subject's air conditioning, placing it at the bottom of the $7.11 to $8.07 per living square foot equitable assessment range. By contrast, each of the appellant's purported comparable properties differed too greatly in location or living area, or both, to constitute an assessment comparable for the subject. In summary, because the subject's $6.85 per improvement square foot assessment falls below those of the most comparable properties, PTAB finds the appellant did not provide sufficiently clear and convincing evidence that the subject assessment was inequitable or that a reduction thereof 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:

C E R T I F I C A T I O N

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 17, 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 9-215 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

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