

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Bapu P. Arekapudi
DOCKET NO.: 03-25838.001-C-1
PARCEL NO.: 14-29-401-031-0000

The parties of record before the Property Tax Appeal Board are Bapu P. Arekapudi, the appellant, by attorney Patrick J. Cullerton of FagelHaber, LLC, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a one-story commercial building with 1,800 square feet of building area and a 575 square foot garage. The building is approximately 19 years old and located on a 5,000 square foot parcel in Chicago, Lakeview Township, Cook County.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted descriptive data and assessment information on three comparables located along the same street and within one block of the subject property. These comparables were improved with commercial buildings that ranged in size from 1,775 to 2,229 square feet. The appellant stated these properties had total assessments that ranged from \$54,999 to \$95,227 reflecting market values ranging from \$81.54 to \$140.00 per square foot of living area. The appellant contends the subject's total assessment of \$108,300 reflects a market value of \$285,000 or \$158.33 per square foot of building area. Based on this data the appellant requested the subject's assessment be reduced to \$72,114.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further

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Based on the facts and exhibits presented, 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:

LAND:	\$	47,500
IMPR.:	\$	24,614
TOTAL:	\$	72,114

Subject only to the State multiplier as applicable.

finds the evidence in the record supports a reduction in the subject's assessment.

The appellant in this appeal submitted evidence in support of the contention that the subject property was inequitably assessed. Taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessments by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data the Board finds a reduction is warranted.

The appellant submitted assessment information on three comparables with similar physical attributes as the subject property with total assessments ranging from \$54,999 to \$95,227 reflecting market values ranging from \$81.54 to \$140.00 per square foot of building area. The subject property has a total assessment of \$108,300 which reflects a market value of \$285,000 or \$158.33 per square foot of building area. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the appellant's argument as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

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.



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: December 7, 2007



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 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 the subsequent year 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.

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.