



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

APPELLANT: Casey Pandya
DOCKET NO.: 11-28865.001-R-1
PARCEL NO.: 27-32-214-013-0000

The parties of record before the Property Tax Appeal Board are Casey Pandya, the appellant(s), by attorney Joanne Elliott, of Elliott & Associates, P.C. in Des Plaines; and the Cook County Board of Review.

Based on the facts and exhibits presented, 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: \$ 6,531
IMPR.: \$ 38,510
TOTAL: \$ 45,041

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 2011 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 two-story dwelling of frame and masonry construction with 3,460 square feet of living area. The dwelling was constructed in 1998. Features of the home include a full basement, central air conditioning, a fireplace and a three-car garage. The property has an 11,875 square foot site and is located in Orland Township, Cook County. The subject is classified as a class 2-78 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument the appellant submitted information on three equity comparables. The appellant's comparables range: in building size from 3,511 to 3,654 square feet of living area; in age from 10 to 19 years; and in improvement assessments from \$9.90 to \$10.24 per square foot of living area.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$45,041. The subject property has an improvement assessment of \$38,510 or \$11.13 per square foot of living area. In support of its contention of the correct assessment the board of review submitted information on four equity comparables. The board of review's comparables range: in building size from 3,252 to 3,666 square feet of living area; in age from 12 to 14 years; located 1/4 mile from the subject property; and in improvement assessments from \$11.22 to \$11.97 per square foot of living area.

In rebuttal, the appellant's attorney submitted a letter asserting that the subject property received a reduction in a subsequent year of the triennial and that this requires a reduction in this appeal.

Conclusion of Law

The taxpayer 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 Board finds the best evidence of assessment equity to be *appellant's comparable #3 and the board of review's comparables #1 and #4*. These comparables had improvement assessments that ranged from \$10.24 to \$11.97 per square foot of living area. The subject's improvement assessment of \$11.13 per square foot of living area falls *within* the range established by the best comparables in this record. Based on this record 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*.

In addition, the Board gave no weight to the appellant's reliance regarding the appellant's contention that the subject received a reduction in the subsequent years and, therefore, should receive a reduction in the year at issue. The Board finds in the recent decision of Moroney & Co. v. Property Tax Appeal Board, 2013 IL

App (1st) 120493, 2 N.E.3d 522, the Court at ¶46 did not perceive Hoyne and 400 Condominium as standing for the proposition that "subsequent actions by assessing officials are fertile grounds to demonstrate a mistake in a prior year's assessments." In Moroney, the Court wrote in pertinent part:

... in each of those unique cases, which are confined to their facts, there were glaring errors in the tax assessments -- in Hoyne, the assessment was increased on a property from \$9,510 to \$246,810 in one year even though no changes or improvements to the property had occurred (Hoyne, 60 Ill.2d at 89), and in 400 Condominium, assessments on a garage were assessed separately from the adjoining condominium in violation of the Condominium Property Act (400 Condominium, 79 Ill.App.3d at 691).

Here, based upon the evidence that was submitted, there is no evidence that there was an error in the calculation of the 2011 assessment. Rather, the record shows that the 2011 assessment was properly calculated based on the evidence submitted by the parties.

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



Acting 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: March 18, 2016



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.